



Grace Path, Sydenham

Asking price £299,999

1  1 

## Property Summary

Propertyworld is proud to act as sole agents on this CHAIN FREE one bedroom GROUND FLOOR flat with a PRIVATE GARDEN and PRIVATE ENTRANCE. Ideally situated for Sydenham High Street, all local shops, amenities and mainline station, the property is an ideal FIRST TIME BUY or investment opportunity. Having been a much loved home for many years, some internal modernisation is required. The flat is spacious with beautifully proportioned accommodation throughout and flooded in natural light. The details include: a large fitted kitchen with an extensive range of wall and base shaker style units, tiled floor, built in oven & hob, tiled splashback, large double glazed window and stainless steel sink, the bedroom is a generous double and looks out onto the private rear garden, the lounge is a fabulous room with lots of light, fitted carpet, neutral decor and a door leading to garden, the bathroom is fully tiled with a walk in shower and two piece suite. The private rear garden is hard landscaped for ease of maintenance but could easily accommodate a lawn. Further benefits include: double glazing, no chain. incredible storage, gas central heating, own front door and much else. To view this gem of a first time buy, call Propertyworld on 0208 488 0011.

## Key Features

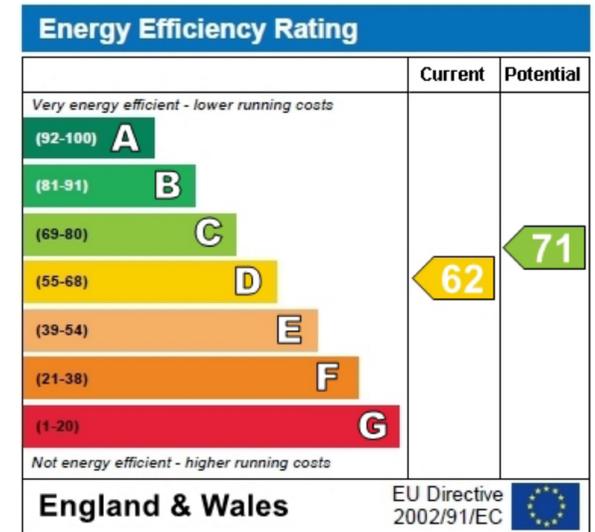
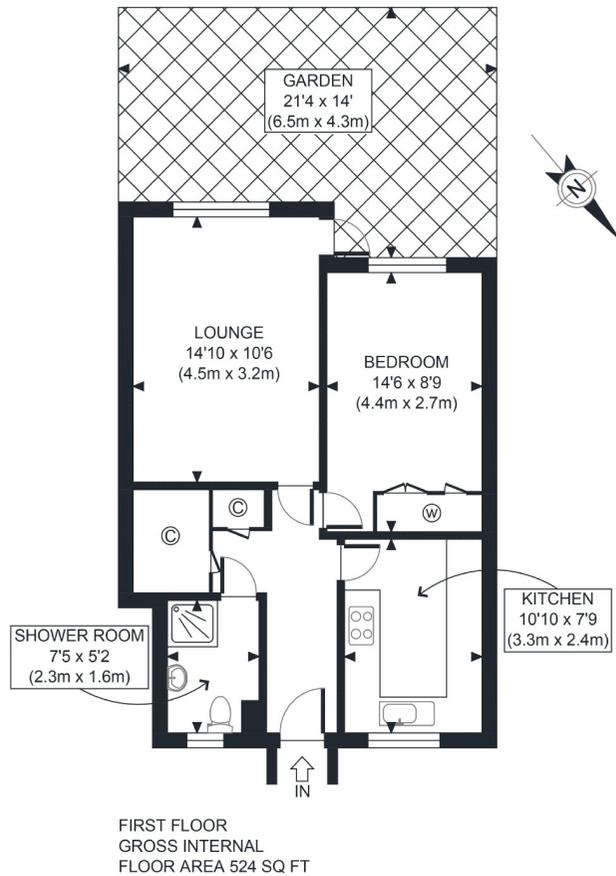
- One bedroom flat
- Purpose built property
- GROUND FLOOR
- PRIVATE GARDEN
- Private entrance
- CHAIN FREE
- Modernisation required
- Fabulous location
- Lots of storage
- Double glazing
- Ideal first time buy
- Must be viewed

## Our Vendor loves...

Our Vendor Loves...  
"The flat is a really lovely size in a really lovely location. With generous rooms and a nice garden, the flat was a happy home for many years."







APPROX. GROSS INTERNAL FLOOR AREA 524 SQ FT / 49 SQM	Grace Path
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 10/05/22

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.