



Kirkdale, Sydenham

Asking Price £400,000



Property Summary

A two bedroom maisonette with PRIVATE GARDEN offered to the sales market by Propertyworld. This ground floor property is spacious, with its OWN ENTRANCE, lots of natural light and nicely proportioned accommodation. Rare to market and a highly desirable opportunity. The location is superb, being a two minute walk from the heart of Sydenham with its array of shops, restaurants, amenities and mainline station. Transport wise - the flat benefits from close proximity to lots of bus routes and Sydenham station which offers easy access into the Central London, Canary Wharf and the City. It really doesn't get any better. The accommodation includes: a private entrance which takes you into an inviting entrance hallway, the lounge to front is flooded in light and genuinely spacious with neutral decor, laminate floors and bay window, the kitchen has an extensive range of wall and base units, integrated hob and oven, tiled splashback, plus double glazed window looking out over the private rear garden, there are TWO BEDROOMS, family bathroom and spacious garden. Double glazed, gas central heating and is CHAIN FREE. Please call Propertyworld on 0208 488 0011 but be quick to avoid disappointment.

Property Summary

- Two bedroom maisonette
- CHAIN FREE
- Ideal first time buy
- EPC RATING D
- Fabulous location
- PRIVATE GARDEN
- PRIVATE ENTRANCE
- Ground Floor
- Leasehold 88 years remaining (Vendor will extend)
- Council tax band: B

Our Vendor Loves...

"The first that hits you is how bright the flat is and what a lovely size it is. Both the lounge and bedrooms are really big. You are literally two minutes from everything that Sydenham has to offer".

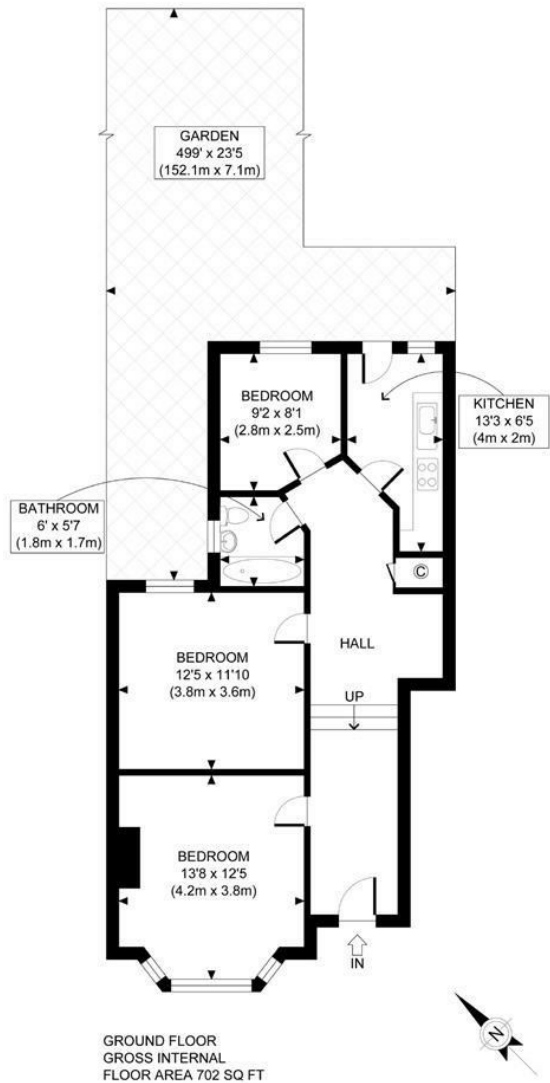


Sydenham Sales

020 8488 0011

www.propertyworlduk.net



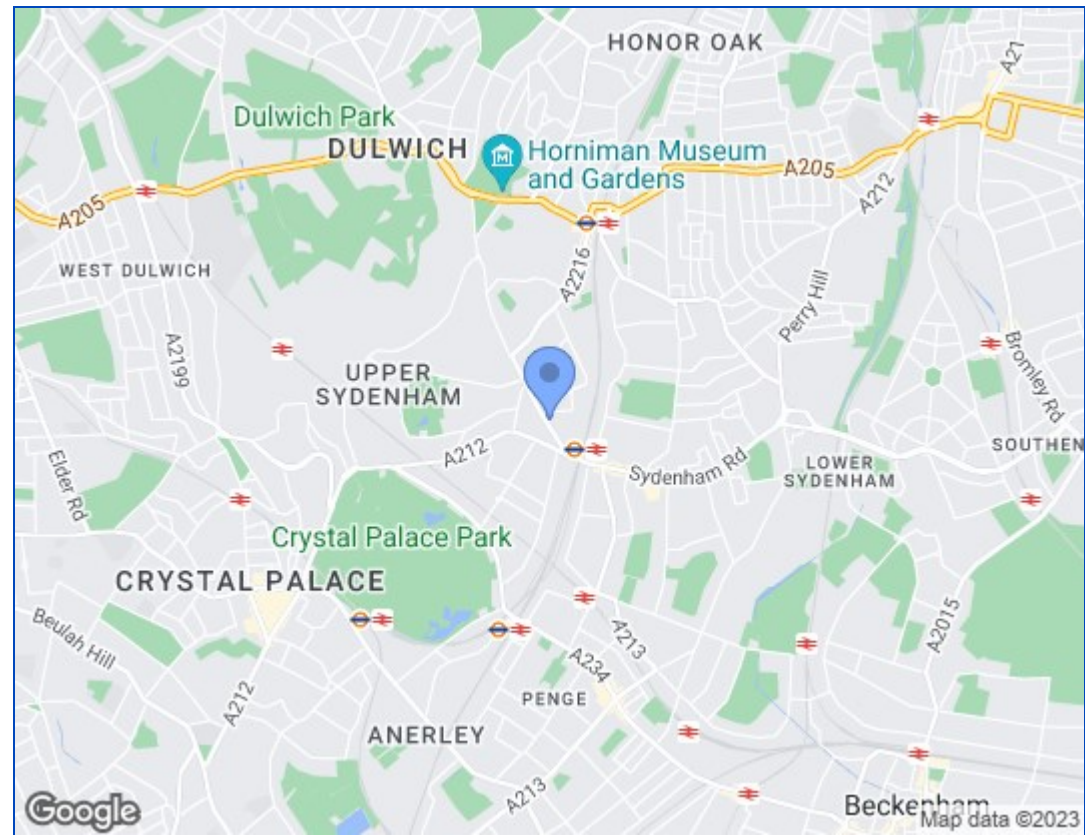


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 702 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 702 SQ FT / 65 SQM

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

Kirkdale	
date	25/07/22



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

Current rating: 62 (Yellow)

Potential rating: 76 (Green)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

