



Adamsrill Road, Sydenham

£450,000

2  1 

Property Summary

Propertyworld is proud to act as sole agents on this beautiful split level two bedroom period maisonette with SHARE OF FREEHOLD, PRIVATE GARDEN, PRIVATE ENTRANCE, BIKE SHED and usable loft space. This stunning property is spacious, with generous rooms and beautifully proportioned accommodation throughout. Flooded in light, the property benefits from TWO DOUBLE bedrooms and direct access to it's own GARDEN. Adamsrill Road is a popular residential road of mainly period properties, close to Sydenham Road, all local amenities, restaurants and shops plus Mayow Park.

The property details include but are not confined to: you enter the property via it's own private entrance and follow the staircase to a bright and nicely presented entrance hallway and are immediately struck by how light the property it is, ahead is the lounge which is spacious and includes feature fireplace, beautiful sash window, recess shelving, dining space and neutral decor, the recently updated kitchen includes integrated oven and hob, oak worktop, matt white units, tiled splashback, stainless steel sink, integrated dishwasher and double glazed window to front, the bathroom is beautiful with roll top bath and mains shower, tiled floor and walls plus two piece bathroom suite. There are two genuine DOUBLE bedrooms in the property - the master to front and the second bedroom to rear looking out over the garden , both are neutrally decorated with feature fireplaces and fitted carpet, the loft has been converted (due to lockdown) into a handy usable home office space still with ample storage and velux windows. The rear garden (half the garden shown in the picture) is accessed directly from the property and hard landscaped with an array of plants / shrubs to the border. We believe this a rare and fabulous property, ideal as a first time buy or as a step up. Full of light, lots of space and with a great layout, we expect strong interest. Please call Propertyworld on 0208 488 0011 to view.

Key Features

- Two bedroom maisonette
- SHARE OF FREEHOLD
- PRIVATE GARDEN
- Split level property
- Beautifully presented
- Private entrance
- Loft room / s pace
- Two DOUBLE bedrooms
- Fabulous location
- Ideal first time buy
- Flooded in light
- Must be viewed

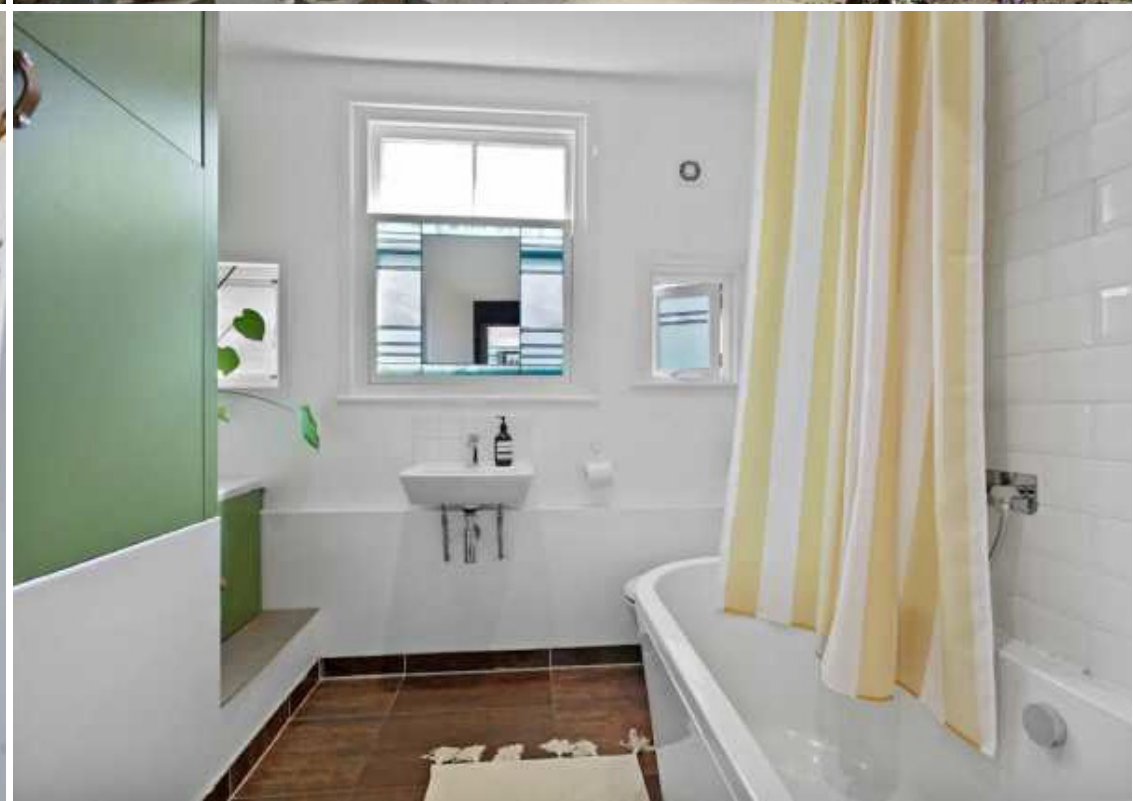
Our Vendor loves...

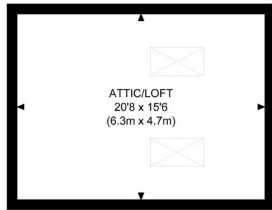
Our Vendor Loves..

"We've made wonderful memories in the beautiful Green Flag Mayow Park, and had many coffees, ice creams and lunches in the Brown & Green cafe, just minutes up the road. We've enjoyed supporting the local highstreets fantastic array of speciality food and coffee shops, including florist and greengrocer, and love attending family friendly productions at Sydenham's Art Centre.

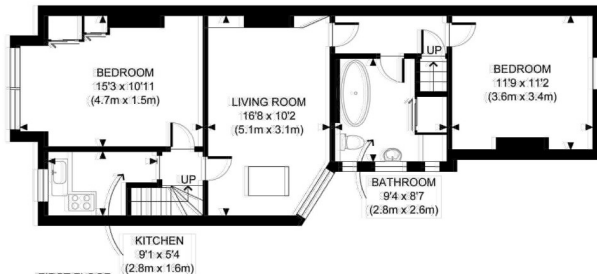
We've absolutely loved living in our spacious and charactful property, and feel fortunate to have been part of such a friendly, supportive and creative community. We have great neighbours and Adamsrill Primary school, of which our daughter attends, is excellent."



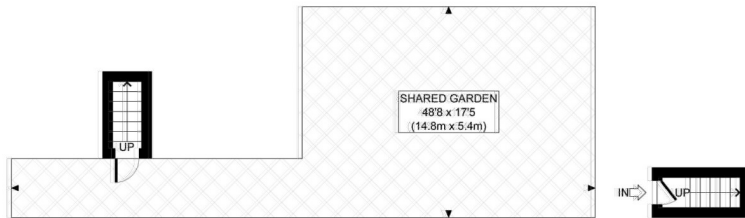




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 320 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 656 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 16 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 16 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 1008 SQ FT / 94 SQM		Adamsrill Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.		date 20/02/2022
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		photoplan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.