



Newlands Park, London

Guide Price £375,000



1



1



1



D



Property Summary

Guide Price: £400,000 -£425,000.

Propertyworld is proud to act as sole agents on this stunning CHAIN FREE ground floor period conversion flat with a PRIVATE 100FT GARDEN. This gorgeous flat is a rare find, is larger than most and is offered in immaculate condition throughout. Flooded in light and with beautifully proportioned accommodation, we strongly recommend an internal viewing. The details include: there is a fabulous lounge to front with high ceilings and attractive bay window, striking two tone walls, dado rail and lots of natural light, the kitchen is modern, fitted and a genuine diner. It includes an extensive range of high gloss white wall and base units, tiled floor, gas hob, electric oven and tiled splashback. To rear is a spacious and beautifully presented DOUBLE BEDROOM with direct access to the INCREDIBLE 100FT WEST FACING rear garden. Larger than average, the bathroom is modern with a three piece suite and shower over bath. Located in a beautiful detached Victorian building close to the heart of Sydenham, this stunning flat is ideally positioned for lots of local amenities, shops, transport links & eateries. Call Propertyworld on 0208 488 0011 to be the first to see.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

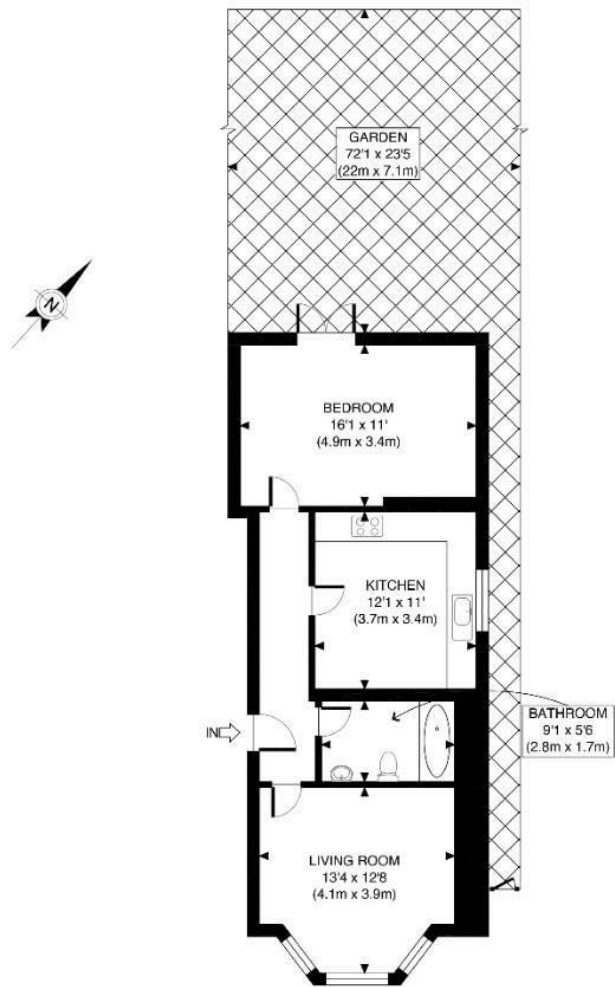
- One bedroom flat
- Ground floor
- Period conversion
- 100FT West facing garden
- CHAIN FREE
- Rare opportunity
- Genuine kitchen diner
- Fabulous location
- EPC rating is D
- Must be seen

Our Vendor Loves...

We spotted our new home on the Thursday, Friday we had a viewing and our offer was accepted on the Monday. We loved the exterior of the Victorian property and the inside has such a nice flow. Each room is a great size. I especially loved the bathroom and my husband loved the expansive garden. It has been such a wonderful home to start our married life.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 625 SQ FT

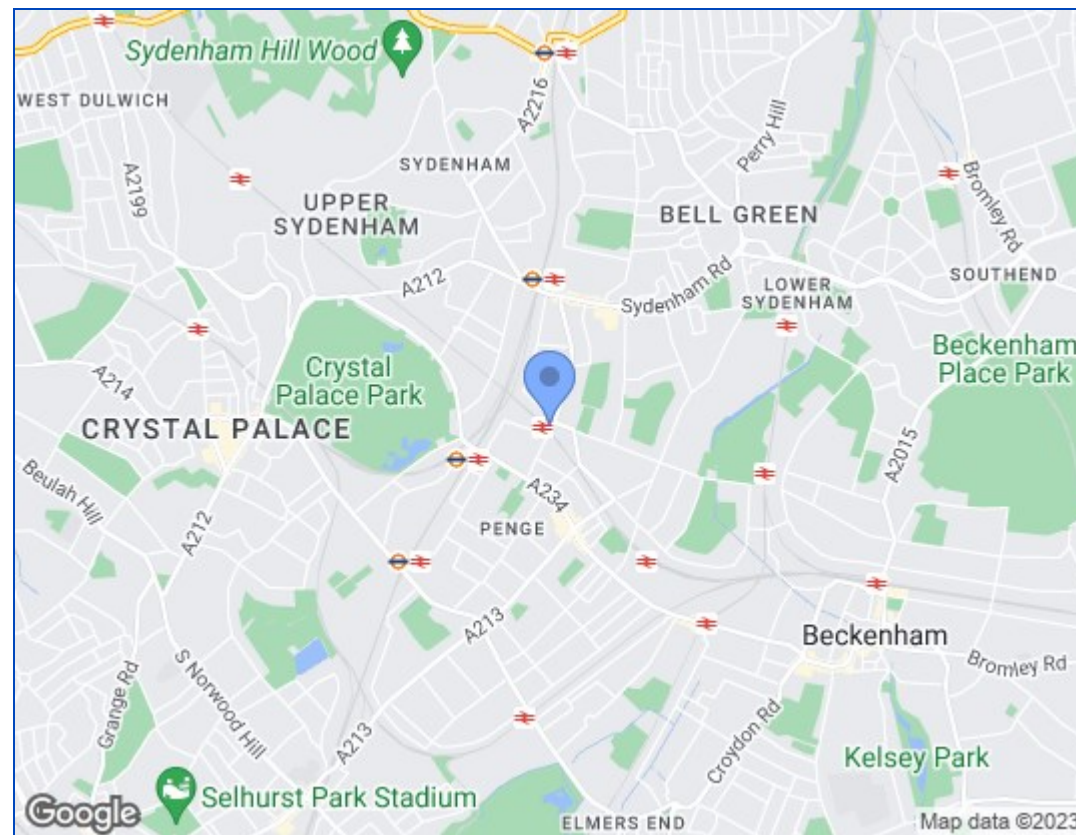
APPROX. GROSS INTERNAL FLOOR AREA 625 SQ FT / 58 SQM

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

Newlands Park

Date: 28/06/23

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

