



**Kirkdale, Sydenham**

Asking Price £225,000



## Property Summary

Guide Price: 225,000 - 250,000

Propertyworld are pleased to offer this CHAIN FREE one bedroom conversion flat to the sales market. An ideal FIRST TIME BUY or BUY TO LET (6% yield), this super flat is located in the heart of SE26, with easy access to all local amenities, shops and transport links. Flooded in light, the flat benefits from double glazing throughout, long lease and much else. The details include: a beautifully sunny lounge to front with neutral decor, fitted carpets and high ceilings, modern fitted kitchen with a range of shaker style white units, granite effect worktop, gas hob, electric oven, tiled splashback, combi boiler, there is a generous double bedroom and spacious family bathroom with three piece suite and shower. Call Propertyworld on 0208 488 0011 to book your appointment to view.

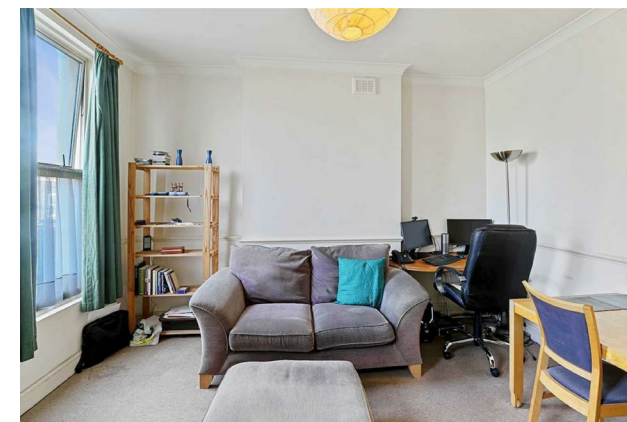
## Property Summary

- One bedroom flat
- First floor flat
- Period property
- Excellent location
- Flooded in light
- Perfect first time buy
- Buy to let opportunity
- CHAIN FREE
- Double glazed / GCH
- Must be viewed

## Our Vendor Loves...

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 bedroom are really big and the kitchen is modern. You are literally two minutes from everything that Sydenham has to offer".



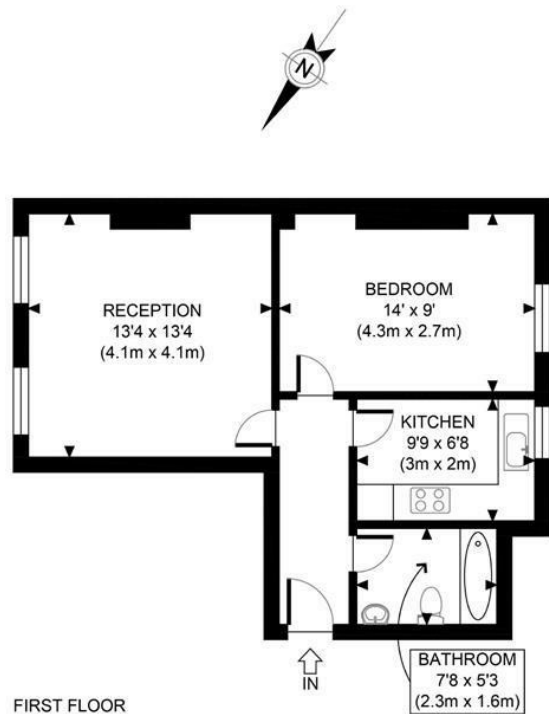
Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 487 SQ FT

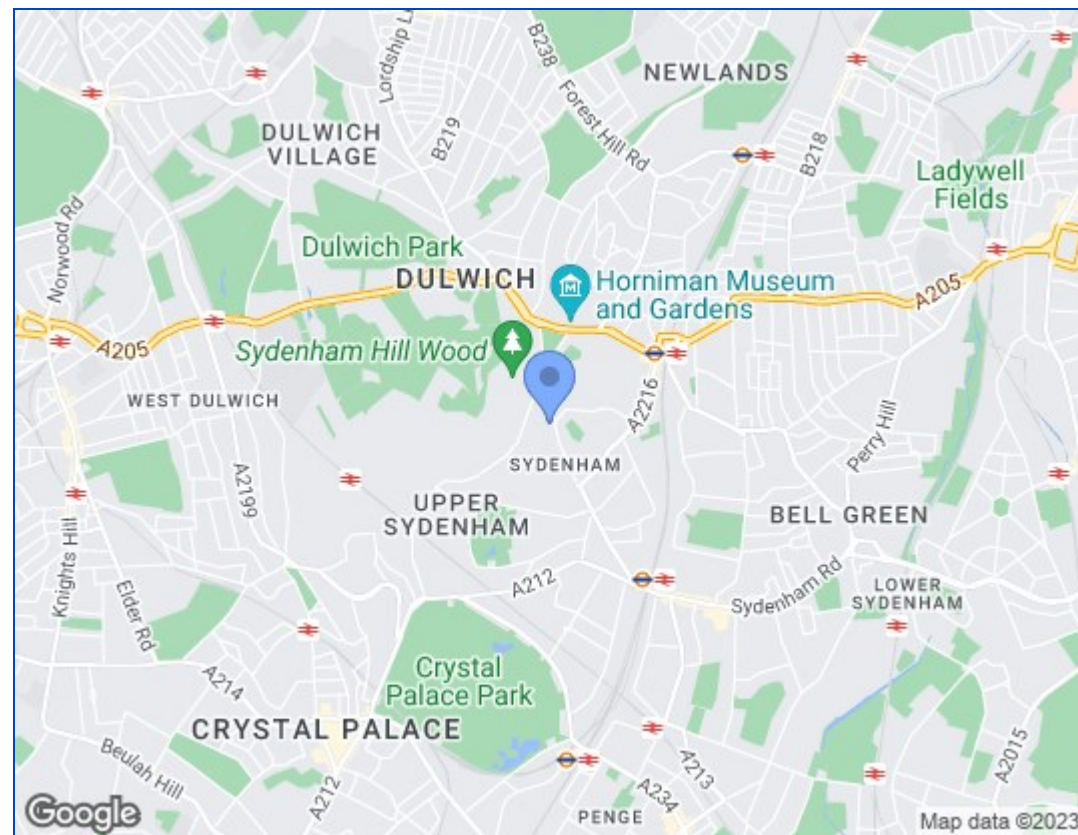
APPROX. GROSS INTERNAL FLOOR AREA 487 SQ FT / 45 SQM

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 05/10/21

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

