



## Peak Hill Avenue, London

Guide Price £500,000



3



2



1





## Property Summary

Guide Price: £500,000 - £550,000

A huge THREE bedroom two storey period gem with two bathrooms, PRIVATE GARDEN, long lease and its own front door offered to the market by Propertyworld. Occupied by the current owners for close to 50 years, the property has been a much loved and happy home but does require some modernisation. With a little effort and time, the property could be spectacular with your own stamp & finish and adding value too. Peak Hill Avenue is a quiet cul de sac of identical properties, literally 200 yards from the hub and heart of Sydenham.

The property is spacious with big rooms, beautifully proportioned accommodation and flooded in light. The basic details are: on the ground floor you enter the property into an inviting entrance hall via a private entrance, ahead are two very spacious double bedrooms and to side one smaller bedroom, there is also a shower room. On the first floor there is a spacious attractive lounge with neutral decor and high ceilings, to side is a big kitchen / diner with views on the rear garden and to side is a large family bathroom with a three piece suite and shower over bath. The garden is private, very large with limitless scope to make something special. Must be seen. Needs a new lease of life. Come and view with Propertyworld on 0208 488 0011.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

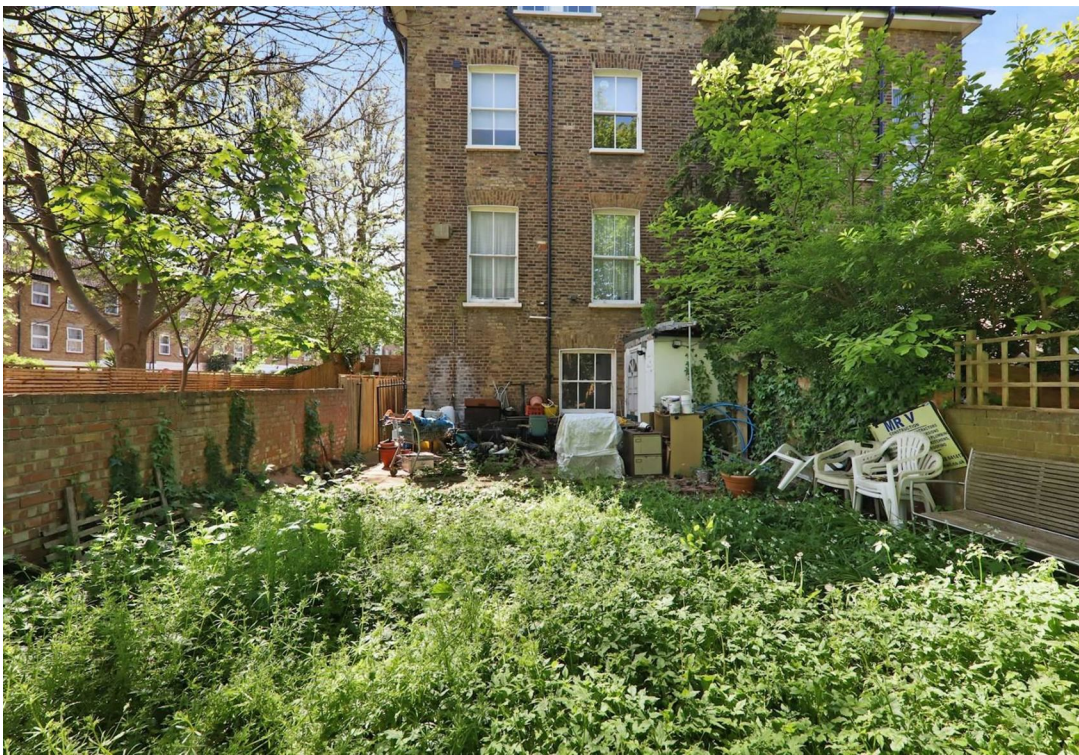
- Three bedroom flat
- Period property
- Incredibly spacious
- Private GARDEN
- Own front door
- Split level
- Fabulous location
- A little love required
- A rare opportunity
- EPC rating is D / Council tax is C

## Our Vendor Loves...

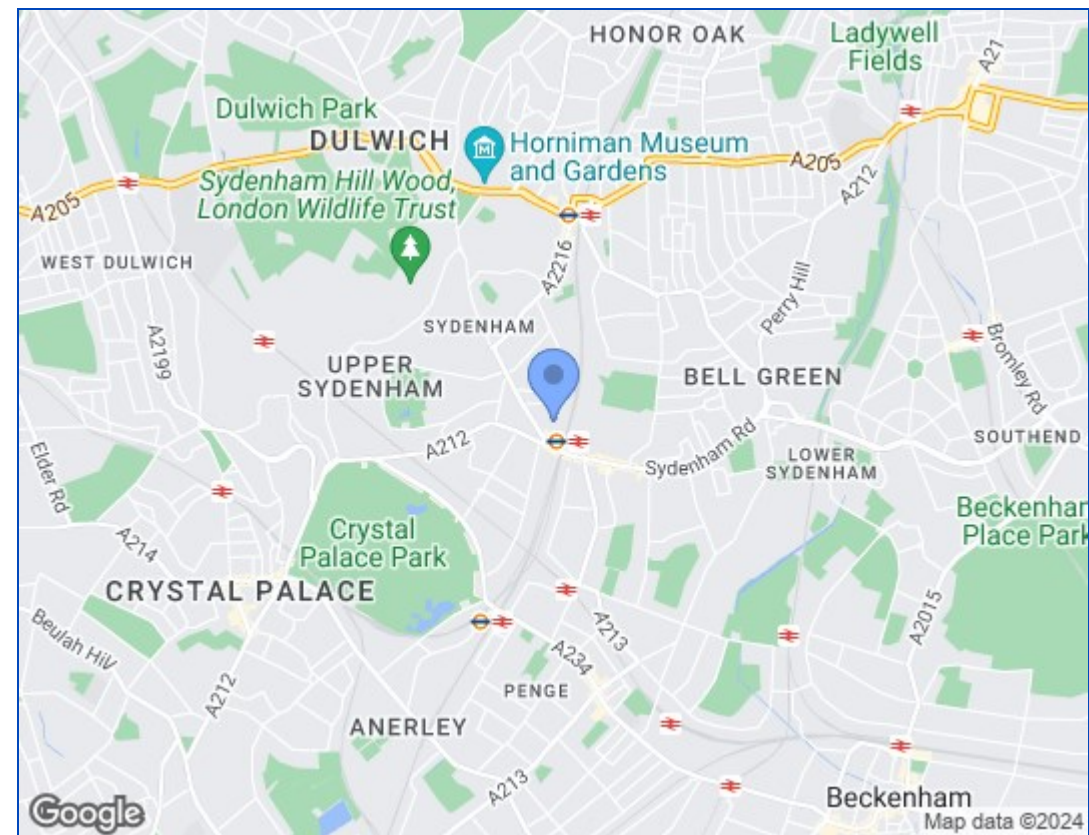
This has been our home for many many years, our family home, and we have been very happy. As we get older and the children have left, its too big for us now and we need to downsize and find something more manageable. Its been a beautiful home and we are sure whoever comes next will love it too.











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>		
(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		
<b>England &amp; Wales</b>	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.

**GROUND FLOOR**  
GROSS INTERNAL FLOOR AREA 569 SQ.FT

**FIRST FLOOR**  
GROSS INTERNAL FLOOR AREA 579 SQ.FT

APPROX. GROSS INTERNAL FLOOR AREA 1148 SQ.FT / 107 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.

Park Hill Avenue  
date: 08/05/24  
photoplan

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