



Byne Road, Sydenham

Offers In Excess Of £400,000



Property Summary

Propertyworld proudly presents to the sales market, a one bedroom, Victorian, conversion flat with lots to offer!

Situated on one of Sydenham's most sought after roads, this is in our opinion, a first time buyers dream, thus ideally positioned for High Street Sydenham, as well as minutes walk of either Sydenham or Penge East, Rail Stations. With just one other flat above, this home offers a wealth of period features, but best of all comes there's a Shared freehold and its very own private, rear garden

To summarise the property offers as follows: An entrance hall with access to a private cellar. Packed with features - the lounge boasts exposed, stained floorboards, feature fireplace and mantle with a gorgeous almost floor to ceiling beaded window to front. To the rear, sits a picturesque bedroom, again with a fireplace to feature and incredibly high ceilings - as per the lounge. There is also full aspect doors out to the garden Further along to the rear, there's spacious kitchen/diner with windows to side and another door to the garden. At the very rear is the bathroom, whilst mid way back up, along the hall there is the separate W/c.

Outside enjoy the fresh air with your very own garden - spacious too, with lawn and patio, bathing in Sunlight, during the summer months.

This particular home offers all the creature comforts that one craves from a period style conversion flat, with own garden and situated within one of Sydenham's most desirable roads!

Penge Sales
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www.propertyworlduk.net

Property Summary

- One bedroom
- Victorian, garden, Conversion flat
- Feature fireplaces retained
- High Ceilings
- Cellar
- Own private rear garden
- One Of Sydenham's most sought after location
- Share of Freehold
- Epc rating C
- Council Tax band C

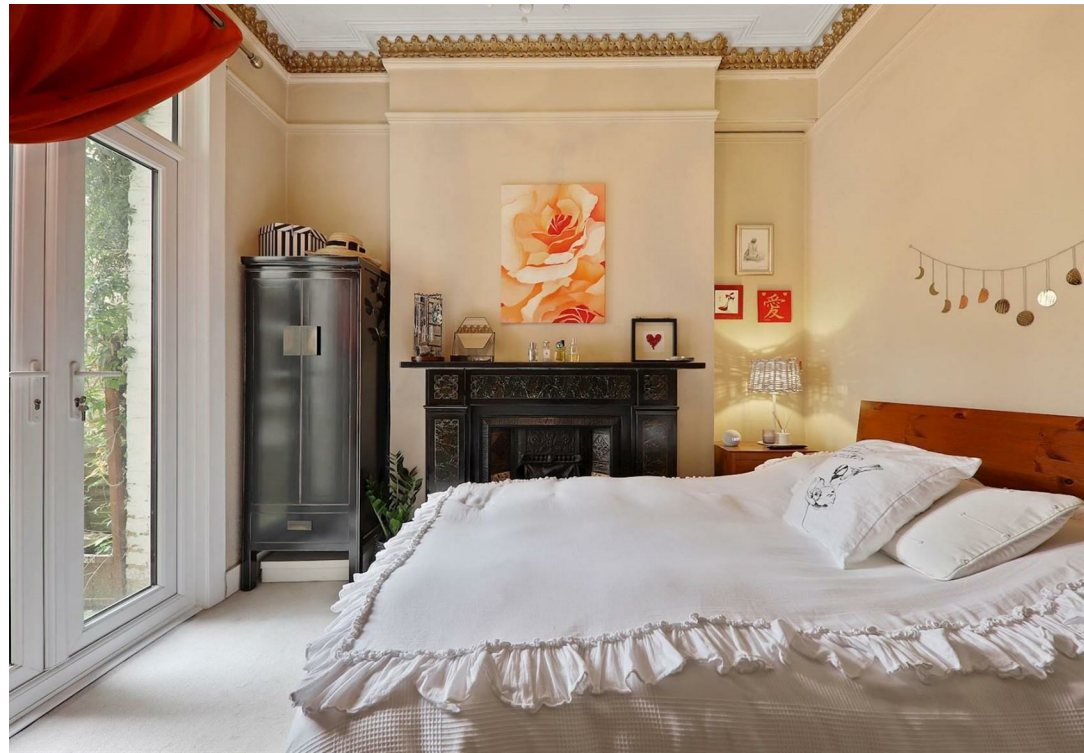
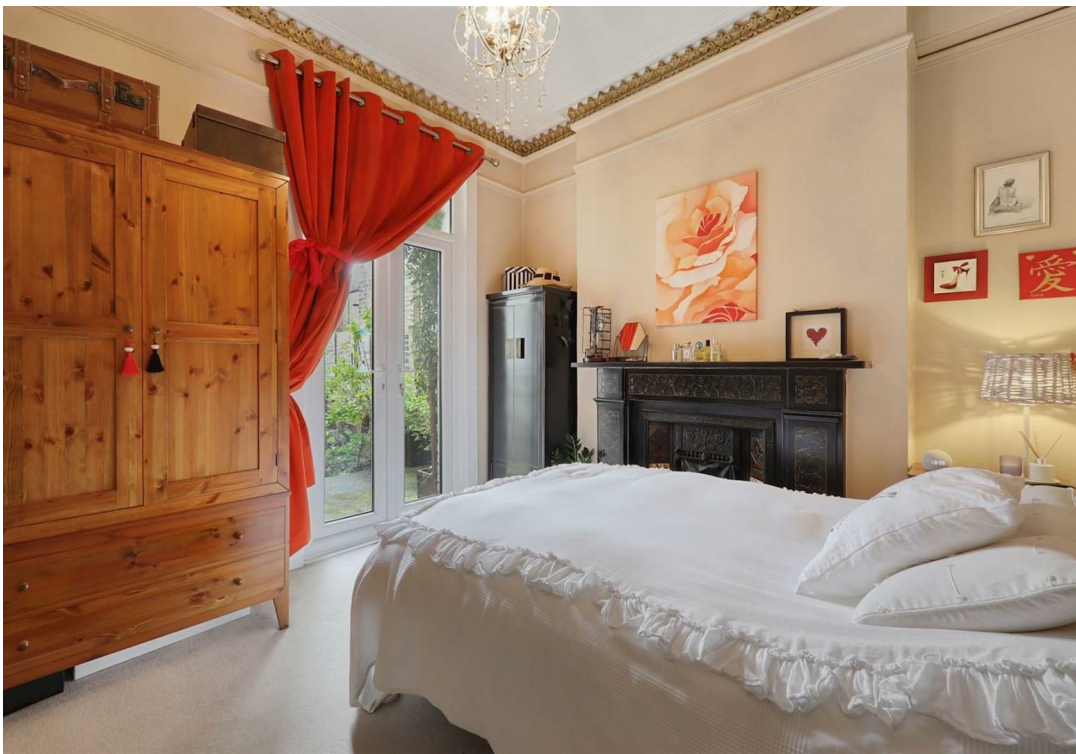
Our Vendor Loves...

I love when the fireplace is on and proudly send videos to my friends. The bedroom positioned at the back and next to a garage which is used for storage, is so quiet and ideal for a light sleeper like me.

And there is the garden (my first one) which was a jungle when I bought the property. I am proud of what I have achieved and particularly with my jasmine outside the bedroom and the hydrangeas along the kitchen.

I will miss the location (4 mins walk to Penge East station/Victoria and 10 mins walk to Sydenham station/London Bridge/Canada water), the 10 mins walk to the high street and my friendly, quiet neighbours.

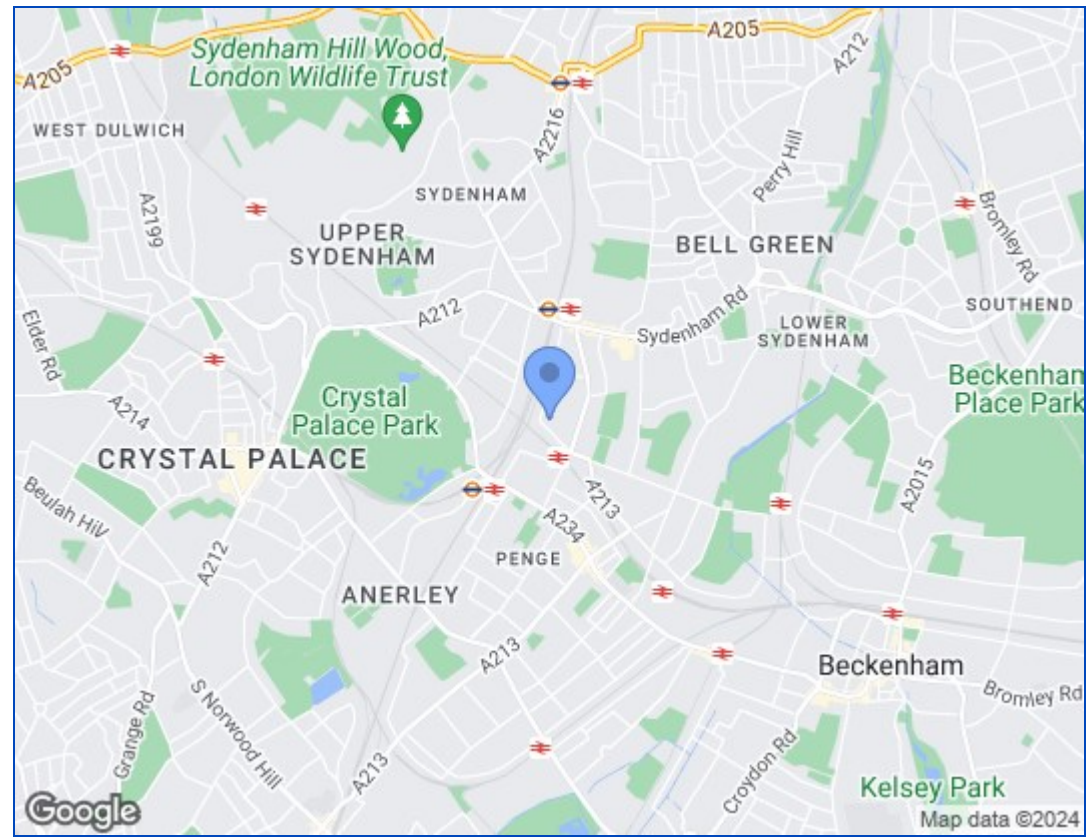






GROSS INTERNAL FLOOR AREA 569 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 569 SQ FT / 53 SQM	Byne Road
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	date 10/04/24
	photoplan



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	

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