



**Trewsbury Road, London**

Guide Price £525,000



## Property Summary

GUIDE PRICE £525,000 - £550,000

A stunning two bedroom split level apartment with TWO bathrooms, PRIVATE ENTRANCE and large WALK IN wardrobes offered by Propertyworld. This rare and wonderful flat is an incredible size and simply a cut above the rest. Flooded in light with generous rooms, beautifully proportioned accommodation and finished to the highest specification - this is a flat that gets your pulse racing. Located on arguably Sydenham's best road, the property is ideally positioned for all local amenities, shops, transport links and an array of eateries and restaurants. The details include: on the upper level you enter directly via your own front door, into a really big and beautiful entrance hallway. Finished with a gorgeous engineered wood floor and neutral decor, the space really sets the tone for this amazing property. To side, is the central living space measuring over 20ft and this stunning open plan kitchen / lounge is a thing of beauty. Flooded in light through the large windows, with a fabulous modern fully fitted kitchen, finished with high gloss units, integrated appliances and spotlights, there is a separate dining space and a stunning living room with neutral decor, high ceilings and a beautiful wood floor. The upper floor is finished by a large W.C and cloakroom. On the lower level there are TWO DOUBLE bedrooms - both beautifully presented and spacious. Both have walk in closets, fitted carpet and neutral decor. There are two spacious and beautiful bathrooms - both modern and finished to the highest spec. This is a property with the WOW favour but also a beautiful space to call home. Call Propertyworld on 0208 488 0011 to view.

Penge Sales

020 8659 1005

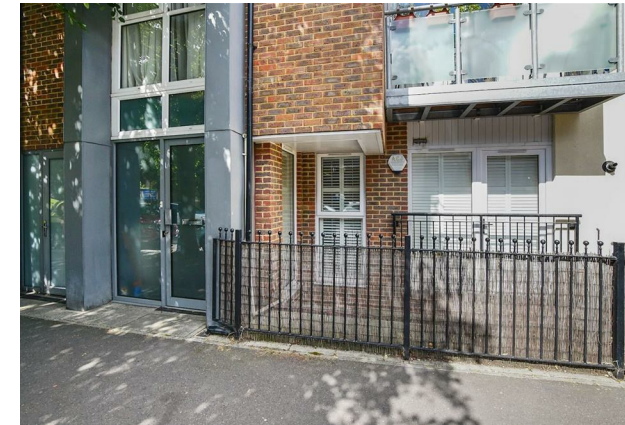
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Two bedroom apartment
- Modern purpose built flat
- PRIVATE entrance
- Two bathrooms
- STUNNING open plan living space
- Two floors of accommodation
- Stylish and beautiful
- Rare opportunity
- Fabulous location
- EPC rating is C / Council tax is C

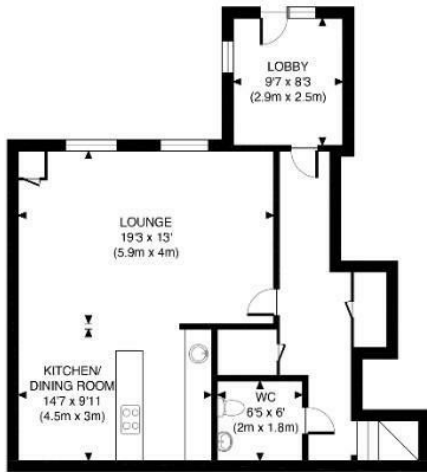
## Our Vendor Loves...

We fell in love with the very spacious, modern open-plan kitchen, perfect for hosting family and friends. The flat provides us with multiple storage areas, and we enjoy the perks of underfloor heating and 3 bathrooms, ideal when having guests stay. The location is easy getting into central London, as well as all the local shops nearby making it super convenient for everyday life.

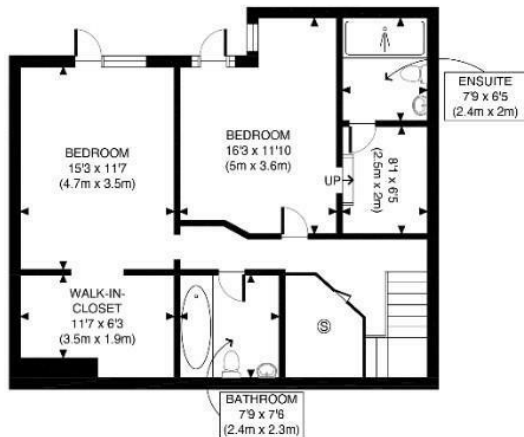






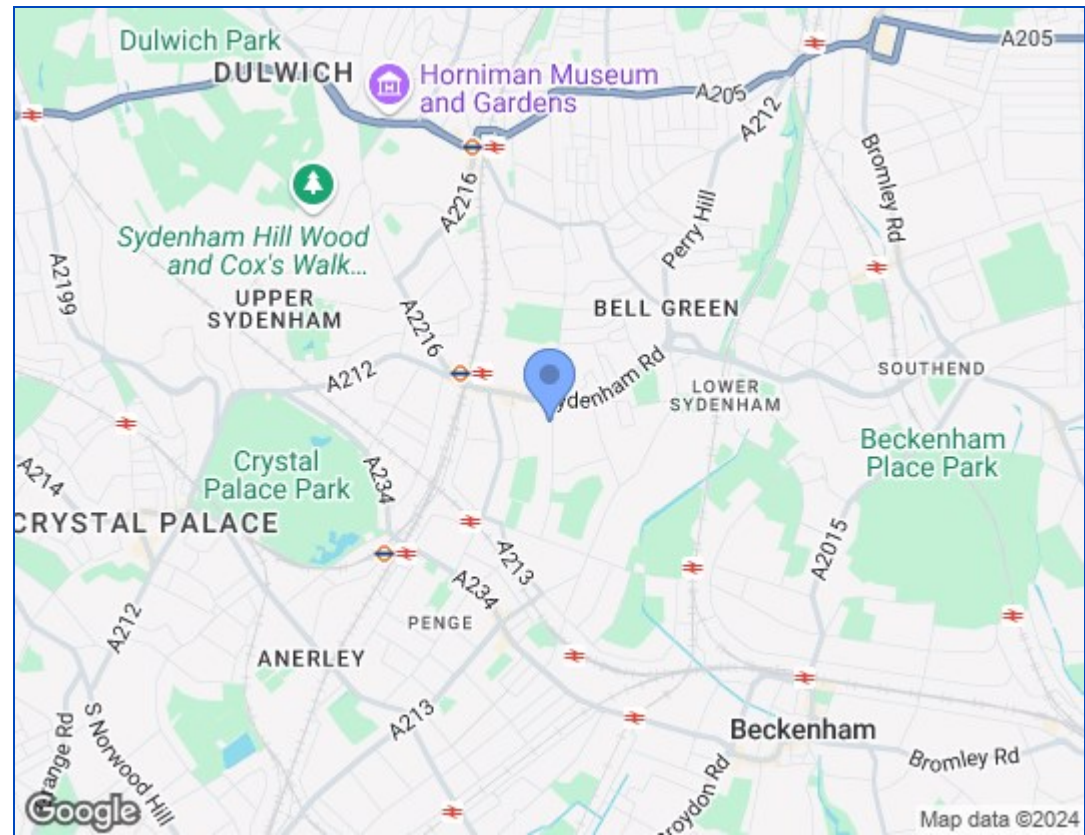


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 683 SQ FT



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 765 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1448 SQ FT / 135 SQM	Trewsbury 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: 01/07/24
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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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