



Vancouver Road, London

Guide Price £500,000



Property Summary

Guide price: 500,000 - 525,000.

Propertyworld is proud to offer this stunning two double bedroom split level conversion with private garden to the market. Offering spacious, beautifully presented accommodation over three floors, with excellently proportioned rooms - the flat is rare. Located on a popular residential road, the flat is ideally positioned for all local amenities, shops, transport links and lots of cafes / restaurants. The details include: the lounge to front is gorgeous with high ceilings, beautiful bay window, bespoke recess shelving, fitted carpet and large sash windows which flood the room in light. The kitchen is an incredible size with an extensive range of wall and base units, with new worktop, splashback, induction hob, and electric oven. There are two large king size double bedrooms set to the rear of the property. The bathroom was recently upgraded with a new three piece suite including shower over bath, tiled flooring and a very large storage cupboard. The garden has also been upgraded and includes a large lawn, a raised patio to rear and contains a number of mature shrubs and plants including a fig and plum tree. The flat also benefits from generous amounts of storage with a very large boarded and easily accessible loft area and a large storage cupboard on the first floor. New double glazed windows throughout. This is a genuinely fabulous property - rare to market and unique in its sheer size and fabulous condition. Call Propertyworld on 0208 488 0011 to view. EPC rating is D and council tax is C.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

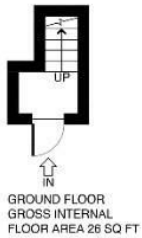
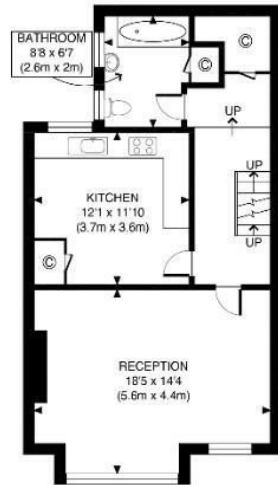
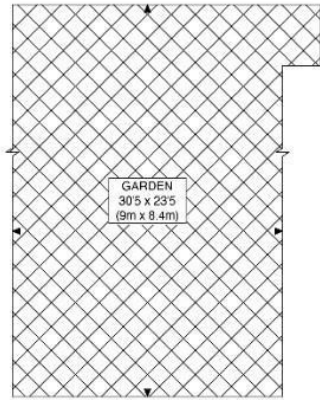
- Two bedroom flat
- Split level
- Period conversion
- Very spacious
- Private garden
- Immaculate presentation
- Fabulous location
- Flooded with light
- Kitchen / diner
- EPC rating is D / council tax is C

Our Vendor Loves...

1. The living room is big, bright and south facing. Being on the first floor provides privacy. It's great to soak up the sunshine which floods through on a sunny day. 2. The rooms are large and the split levels make it feel like a house. The rooms can accommodate desks and facilitate home working. 3. The garden is a lovely space to relax and we have had many fun summer days hosting bbqs with friends and family. We even have endangered swifts that perform acrobatics for us on summer evenings! 4. Lots of storage! 5. Great neighbours, many of whom have lived on the road for a long time.





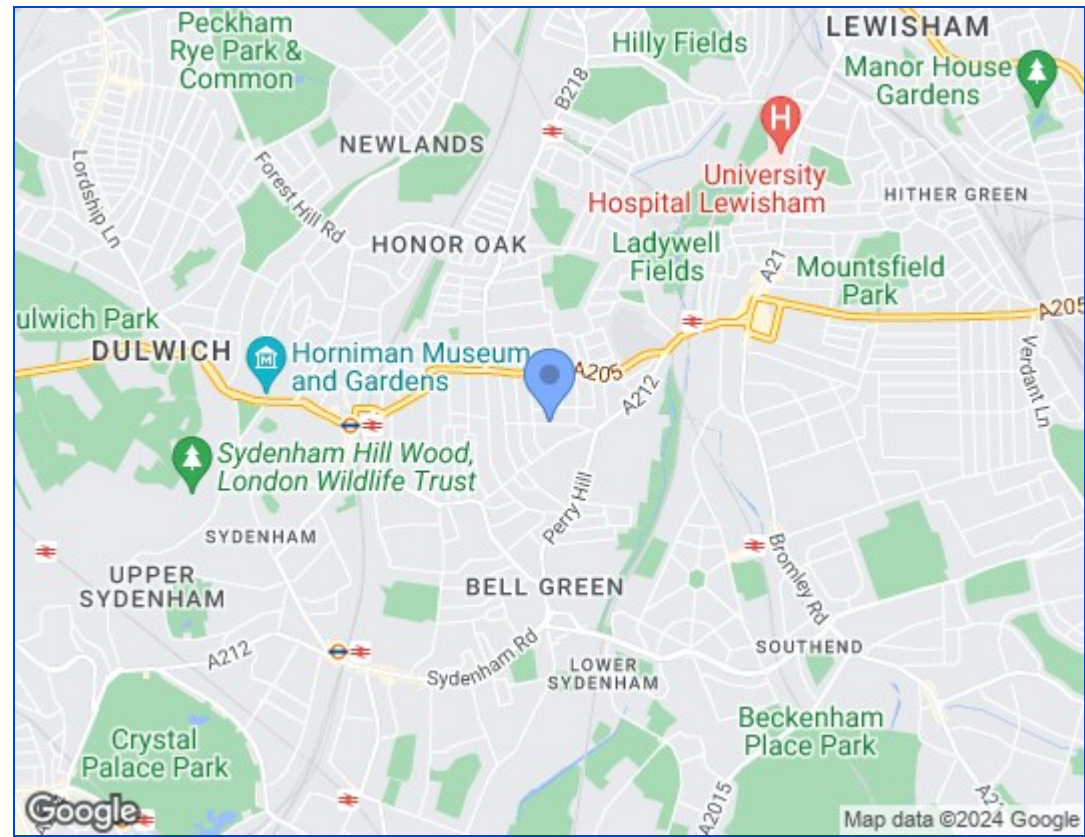


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 585 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA EAVES STORAGE 430 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 306 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE 1011 SQ FT / 97 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE 917 SQ FT / 85 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.

Vancouver Road
ref. 120426
photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(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.

