

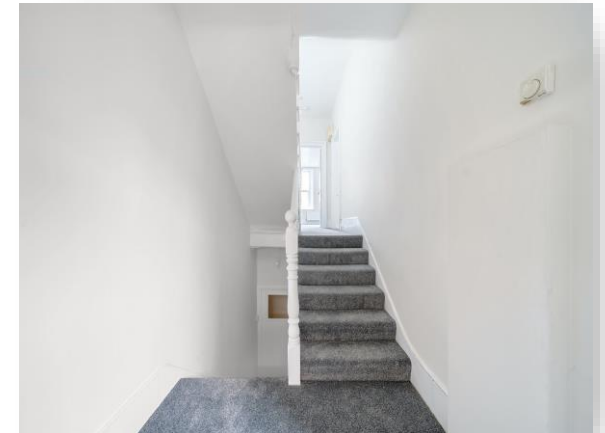


Sydenham Road, London SE26 5EX

welcome to

Sydenham Road, London

This recently renovated top floor flat, located on the vibrant Sydenham High Road presents an ideal living space for individuals who value both style and convenience. With two generously sized bedrooms, one of which offers a captivating bird's eye view of the bustling high road, this property provides a unique and charming living experience. The bright and spacious reception room creates a welcoming ambiance, perfect for relaxation or hosting gatherings with friends and family. The modern kitchen is designed with both functionality and aesthetics in mind, offering a delightful space for culinary endeavours. The stylish bathroom features a walk-in shower, adding a touch of luxury to your daily routine. Furthermore, the proximity to Sydenham station ensures effortless commuting and easy access to the surrounding areas. Please enquire to book a viewing through one of our agents. Agents Note; It is our understanding that the property is not yet registered at the Land Registry and that a lease will be created for the property. We understand that this will take place during the conveyance in preparation for the completion of sale. Your conveyancer will take the necessary steps to advise with regard to the creation of a lease and the potential timeframes involved.

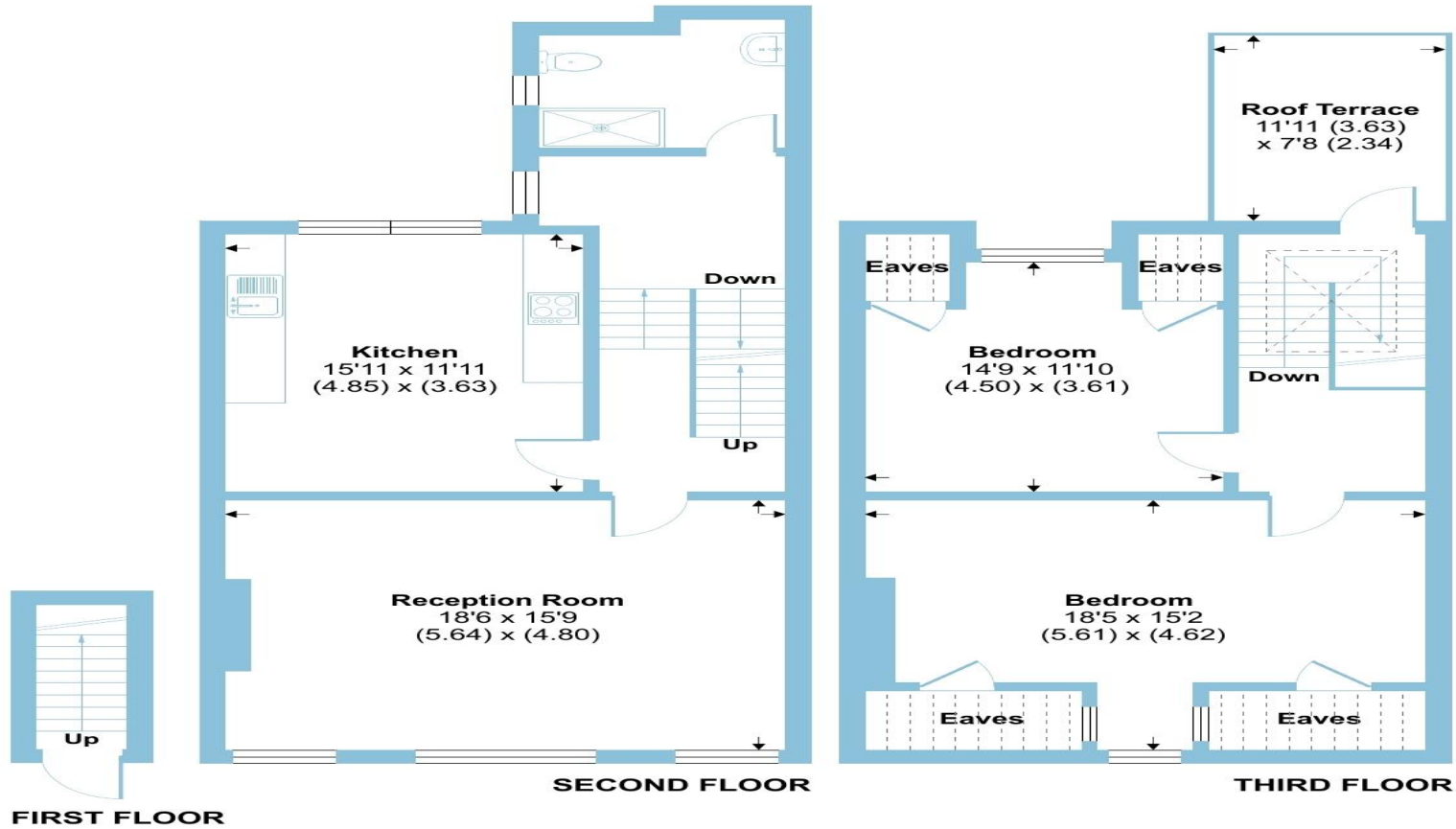


Sydenham Road, London, SE26

Approximate Area = 1211 sq ft / 112.5 sq m
 Limited Use Area(s) = 93 sq ft / 8.6 sq m
 Total = 1304 sq ft / 121.1 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Barnard Marcus. REF: 1064501



welcome to

Sydenham Road, London

- Immaculately renovated
- Over 1300 sq ft of living space
- 2 double bedrooms
- Stone's throw away from Sydenham Station
- Separate kitchen/dining
- Brand new 125 year lease on completion
- *** NO ONWARD CHAIN***

Tenure: Leasehold EPC Rating: D

£450,000



view this property online barnardmarcus.co.uk/Property/SYD102664

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SYD102664 - 0003


barnard marcus



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