



Porthcawe Road, London SE26 5TA

welcome to

Porthcawe Road, London

Situated on the fifth floor, a two-bedroom flat that offers bright and well-proportioned living accommodation throughout.

The property comprises a generous reception room, a separate fitted kitchen, Two good-sized bedrooms and a bathroom. Large windows allow for excellent natural light, creating a warm and inviting atmosphere.

Conveniently located on a quiet residential road, the flat benefits from close proximity to a range of local shops, cafés, and amenities. The open green spaces of Home Park are also within easy reach, providing a great spot for recreation and relaxation.

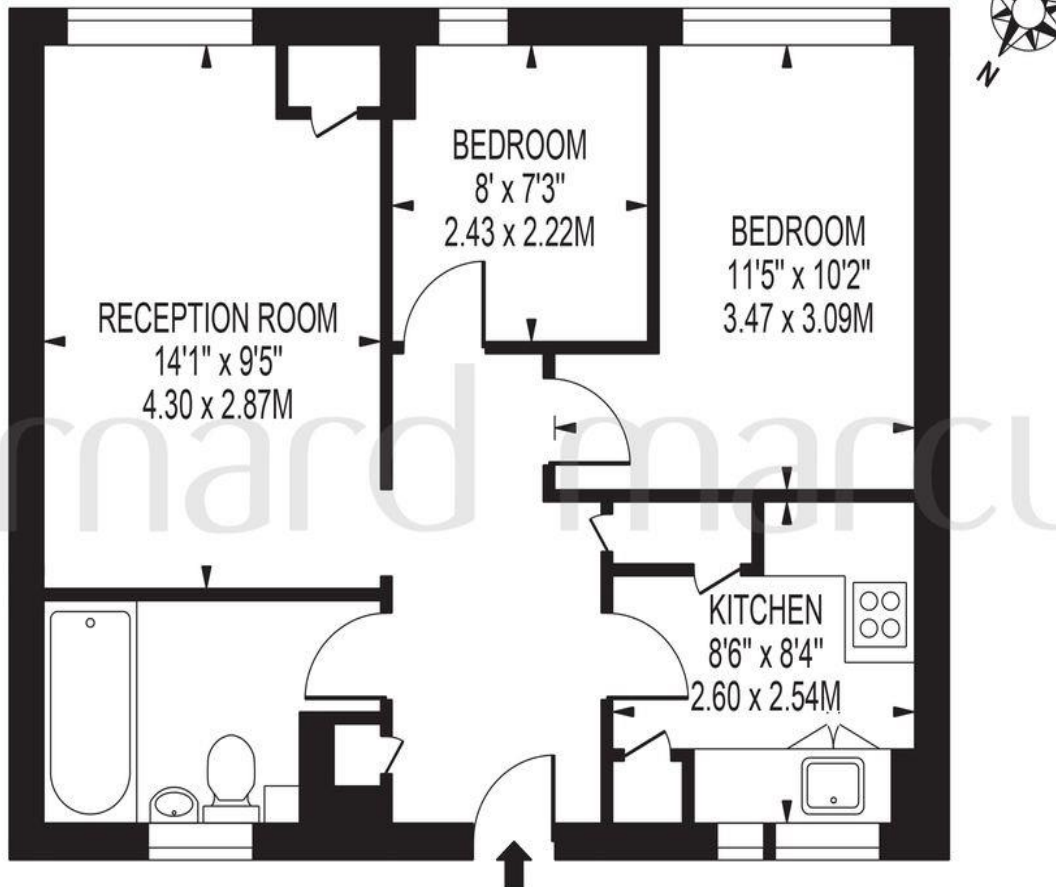
Excellent transport links are available nearby, with Forest Hill Overground Station and Lower Sydenham Rail Station both providing easy access to Central London and surrounding areas.

This property presents an ideal opportunity for first-time buyers, young professionals, or investors seeking a well-connected home in a desirable South East London location



PORTHCAWE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 507 SQ FT - 47.13 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Porthcawe Road, London

- Two Bedrooms
- Fifth Floor
- Chain Free
- Close Proximity To Sydenham High Street
- Walking Distance To Lower Station (0.6 miles)

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1721.29

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jul 2002.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£235,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD103213



Property Ref:
SYD103213 - 0004

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