



Sydenham Road, London

Guide Price £315,000



Property Summary

GUIDE PRICE £315,000-£325,000

Propertyworld is proud to act as sole agents on this fabulous two bedroom ground floor purpose flat. Located in the heart of Sydenham, the property is conveniently positioned for all local amenities, shops, cafes and restaurants and is close to both SYDENHAM and LOWER SYDENHAM mainline stations. Offering spacious living space, generous room sizes, beautifully proportioned accommodation and a modern finish - this is a fabulous opportunity. The details include: the lounge is a great size but retains a warm cosy feel, with neutral decor, two double glazed windows and laminate flooring, the kitchen is super modern and fully fitted kitchen with an extensive range of wall and base shaker style units, gorgeous oak worktop, integrated appliances. built in double oven and hob, plus a super tiled floor, there are two GENUINE DOUBLE bedrooms -both beautifully presented and in keeping with this fabulous flat, plus a recently upgraded bathroom with new white three piece suite, shower over bath, tiled floor and tiled walls. Orchard Court is a small low rise purpose built block with entry phone security and well maintained communal areas. EPC rating is C, council tax band is B. An ideal first time buy and entry into the London property market. Call Propertyworld on 0208 488 0011 to book your appointment to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

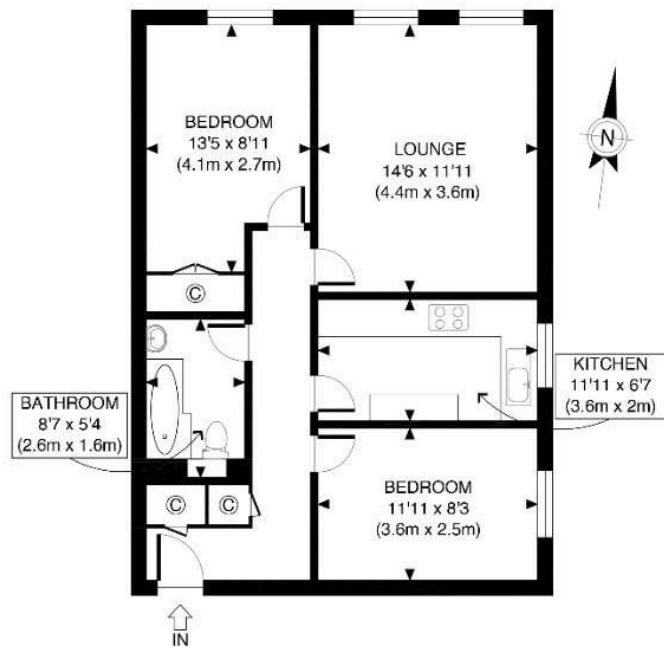
- Two bedroom flat
- Ground floor property
- Purpose built
- Spacious accommodation
- Excellent condition
- Fabulous location
- Modern kitchen and bathroom
- Must be viewed
- EPC rating is C
- Council tax is B

Our Vendor Loves...

Sydenham is a close knit community, it has a range of different primary and secondary school suitable for children at different ages, shops, bus and train stations. You can easily commute to London for work and leisure. This is why loved I love living in Sydenham.

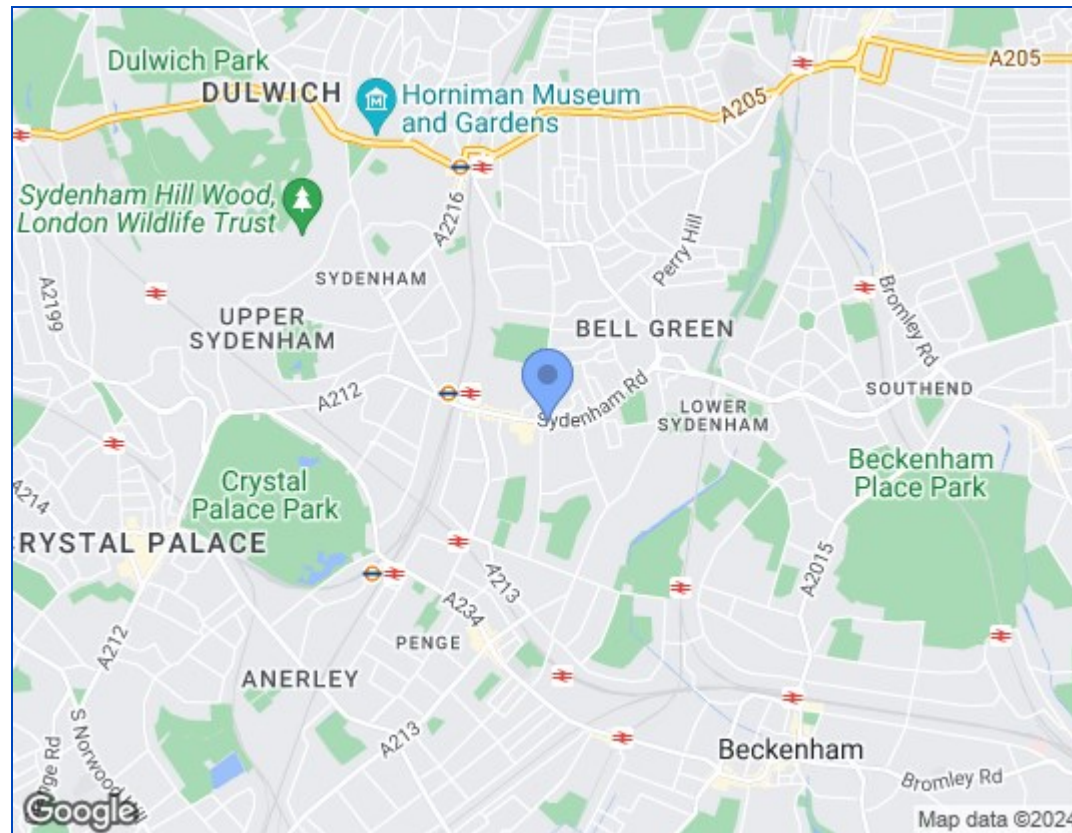






GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 641 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 641 SQ FT / 60 SQM</p> <p>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</p>	<p>Orchard Court</p> <p>date 16/02/24</p> <p>photoplan</p>
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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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