



**Sunnydene Street, London**

Guide Price £380,000



## Property Summary

GUIDE PRICE £380,000 - £400,000

Propertyworld is pleased to offer this fabulous two bedroom ground floor maisonette with PRIVATE FRONT AND BACK GARDENS, NO CHAIN, PRIVATE ENTRANCE and SHARE OF FREEHOLD. An ideal first time buy or buy to let opportunity, this is an affordable yet attractive opportunity. The property offers excellent accommodation, beautiful proportions, a big garden and is flooded in light, The details include: there is a spacious lounge with fitted carpet, neutral decor, recess shelving, space for a dining room table and chairs and large double glazed window, the kitchen is modern and fitted with a range of shaker style oak fronted unit, tiled splashback, tiled floor, all appliances and a pleasant outlook into the private rear garden, there are two bedrooms - both beautifully presented - with lots of light, plus a bathroom with a modern three piece suite, shower over bath, tiled floor and tiled walls. The private WEST FACING garden is a gem with a large patio and lawn to centre. This is a super flat and we strongly recommend viewing to avoid disappointment. Call Propertyworld now on 0208 488 0011 to be be the first.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

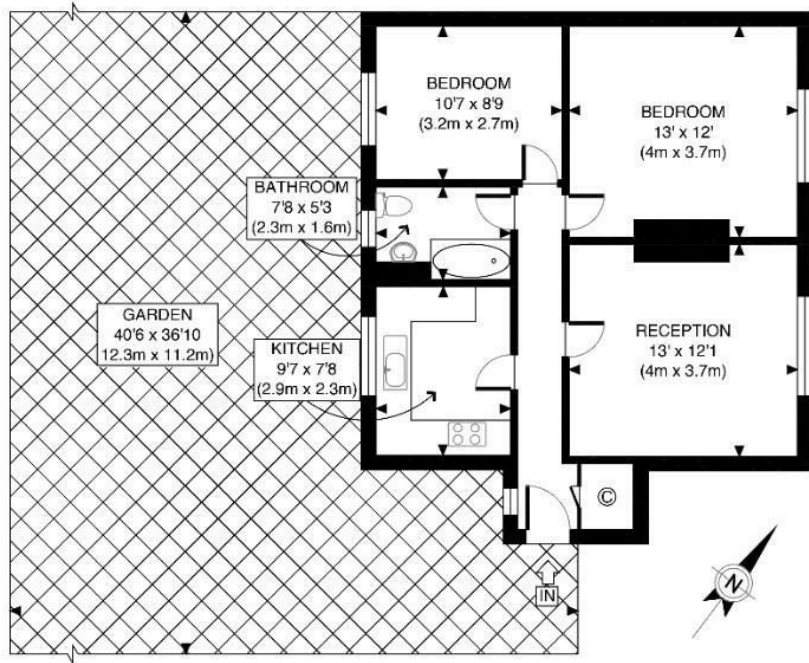
- Two bedroom maisonette
- Ground floor
- CHAIN FREE
- PRIVATE FRONT AND BACK GARDENS
- SHARE OF FREEHOLD
- Fabulous first time buy
- Excellent order
- Must be viewed
- EPC rating is C
- Council tax is B

## Our Vendor Loves...

The flat has been a rental for us for many years & rarely been empty. Tenants love the location, the garden and the fact that it has its own front door. Close by are lots of shops and amenities.







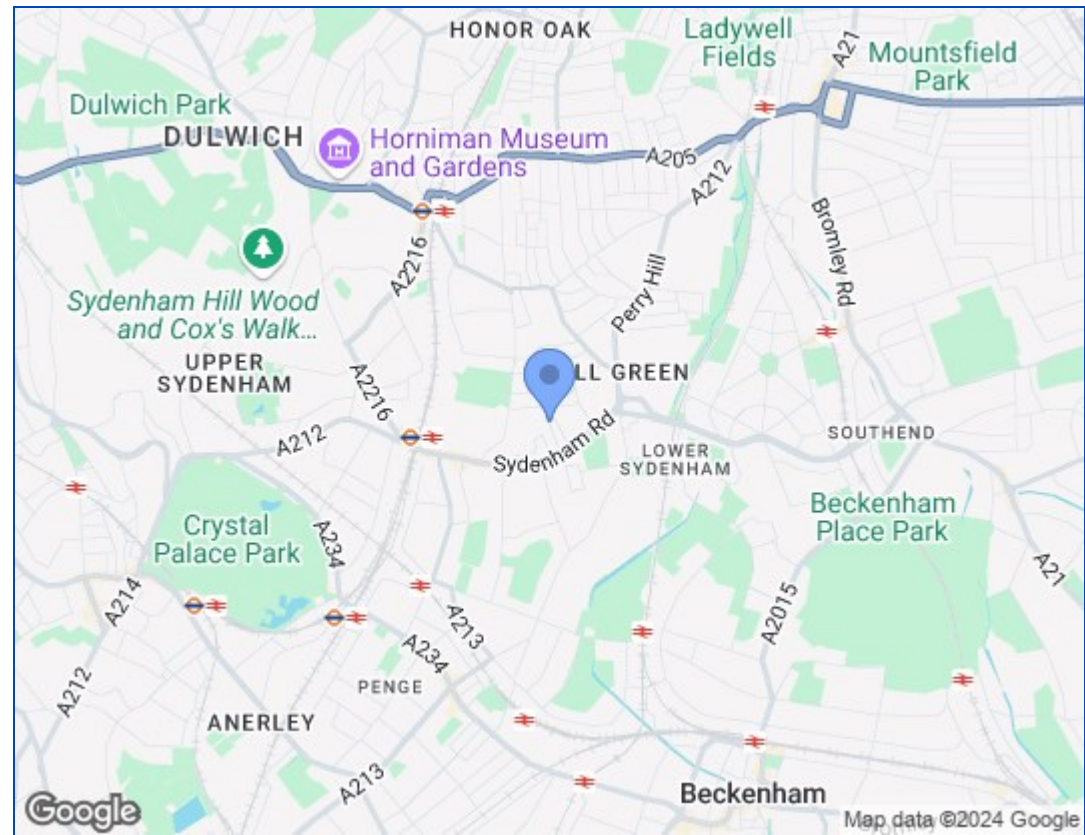
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 615 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 615 SQ FT / 57 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

Sunnydene Street

date 29/02/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	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.

