



Kingswood Estate, London

Offers In Excess Of £275,000



1



1



1



C



Property Summary

Property World is proud to act as sole agents on this immaculate first floor purpose built flat with NO ONWARD CHAIN. Located just 300 yards from Sydenham Hill mainline station, the flat is beautifully positioned for commuters and is an ideal first time buy or buy to let opportunity (yield approx 5-6%). The accommodation is spacious and presented in what we consider to be excellent condition. The details include: large lounge with neutral decor and PRIVATE BALCONY, spacious bedroom with double aspect, gorgeous modern kitchen, separate W.C, immaculate bathroom plus spacious entrance hallway. The benefits further from double glazing, entry phone, security doors, gas central heating, a quiet location, 100+ year lease (tbc) and NO CHAIN. The block and the estate has recently been refurbished to a high standard by Southwark Council, including new front door and fire proofing works. Sydenham Hill station is a five minute walk away offering fast services to Victoria, Brixton and Herne Hill. Call Property World now on 0208 488 0011 to book an appointment to view this charming flat.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

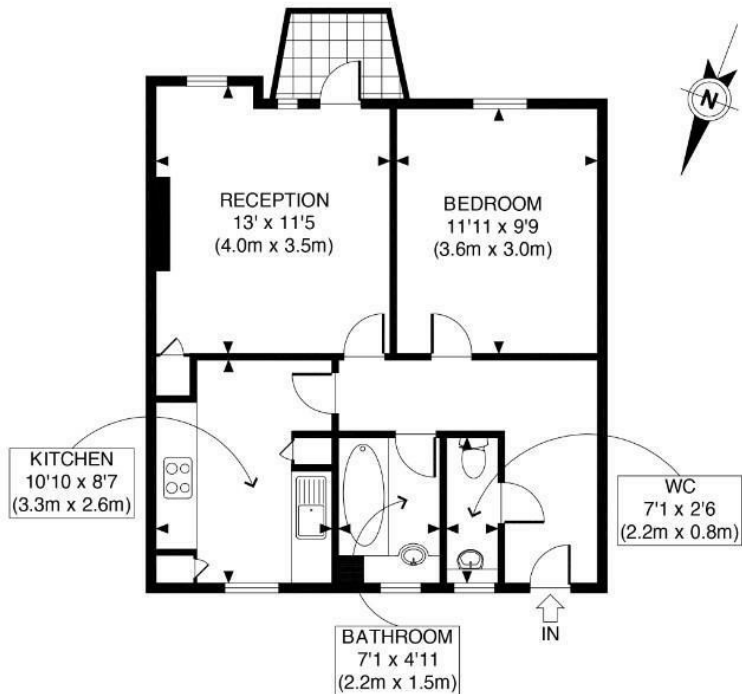
- One bedroom flat
- Purpose built flat
- Ex local authority
- Immaculate condition
- Modern kitchen
- CHAIN FREE
- Private balcony
- Parking
- Convenient location
- Council tax is A, EPC is C

Our Vendor Loves...

"I always liked the bright spacious kitchen and the roomy hallway (space for a bike!). Also the balcony really opened up the lounge, and that room would flood with light on a sunny morning. I also loved that I could run out of my flat at 6:55 and catch the 6:59 train!"



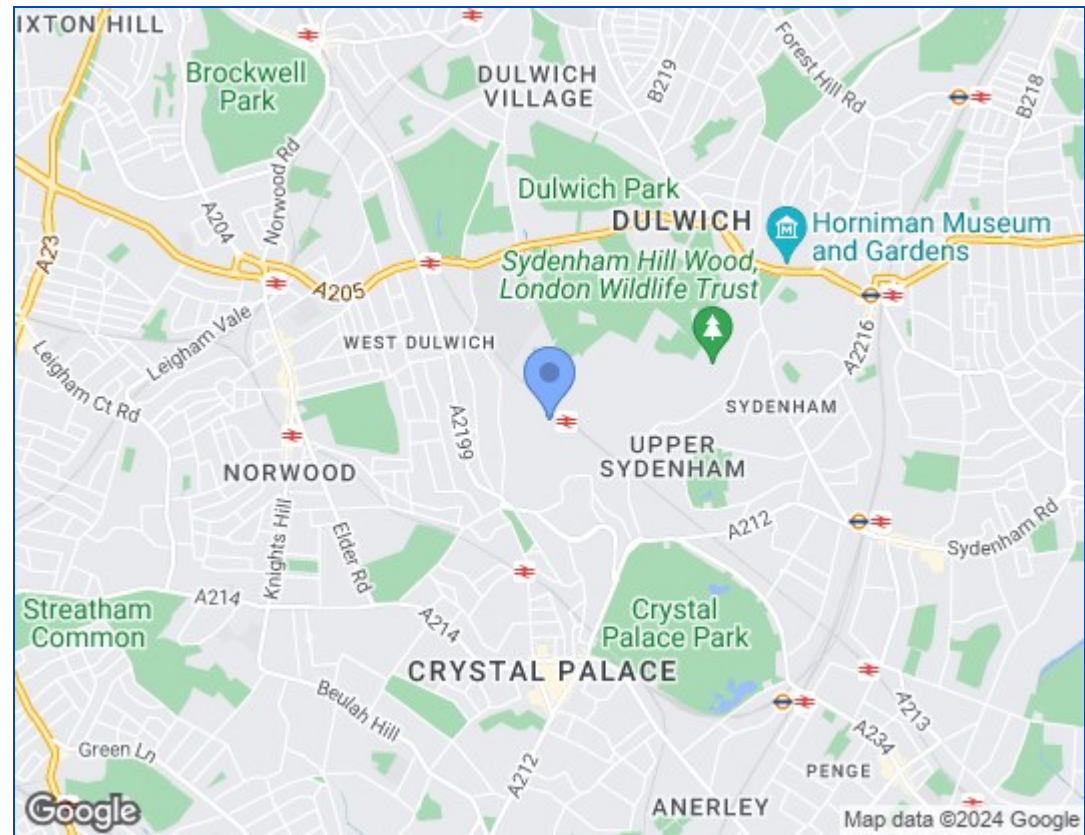




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 495 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 495 SQ FT / 46 SQ M
Ref: - 080324 Copyright **photoplan**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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	

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.

