



## Wakefield Court, Sydenham

Guide Price £290,000



## Property Summary

GUIDE PRICE £290,000 - £300,000

Propertyworld is proud to offer this immaculate one bedroom purpose built flat to the market. Located in the heart of the Lawrie Park Triangle, the property is ideally positioned for easy access to Sydenham Road, Sydenham mainline station and lots of local cafes, restaurants and amenities, plus CRYSTAL PALACE PARK is only five mins away.

Spacious, with generous room sizes and flooded in natural light, the property benefits from beautifully proportioned accommodation throughout. With large communal gardens to rear and lots of OFF STREET PARKING, the property includes: there is a recently renovated kitchen which is super modern and fitted with an extensive range of wall and base shaker style units, laminate worktop, integrated oven and hob, plus a large window which floods the room in light, the lounge is stunning with a double aspect and super view to rear, neutral decor and space for a dining room table and chairs, the bedroom is a genuine double with lots of light and large built in wardrobes. The bathroom includes a three piece suite and shower over bath, plus there are two large storage cupboards in the hallway. ENTRY PHONE SECURITY, a well managed building, communal gardens, parking and much else are the added benefits. An ideal first time buy, please call Propertyworld on 0208 488 0011 to view. EPC rating is C, council tax is C.

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- One bedroom flat
- Purpose built property
- Immaculate presentation
- Ideal first time buy
- Lawrie Park Triangle
- OFF STREET PARKING
- CHAIN FREE
- Flooded with light
- EPC IS C / COUNCIL TAX IS C
- Viewing is highly recommended

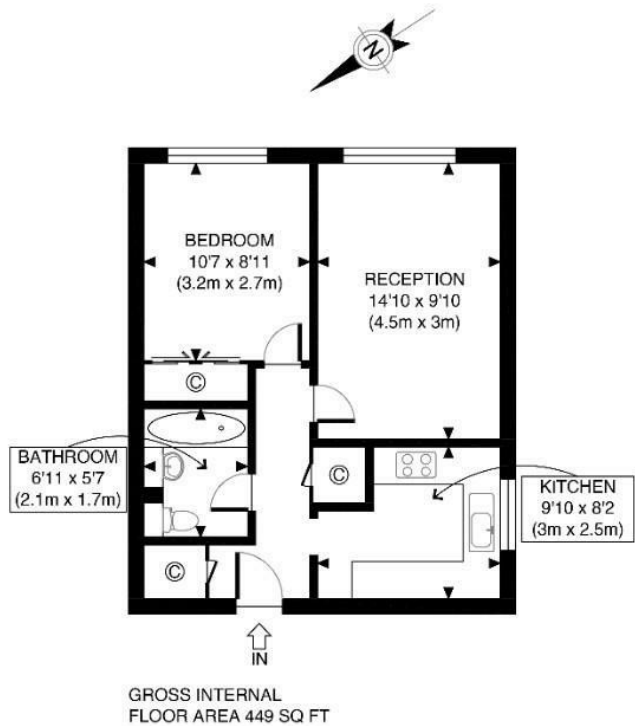
## Our Vendor Loves...

I was struck by the fantastic light when I was first walked into the flat and the sense of space. The sun was streaming through the bedroom and lounge windows which look over the gardens and parking at the rear. I love being so close to Crystal Palace Park with the new cafe and dinosaurs.

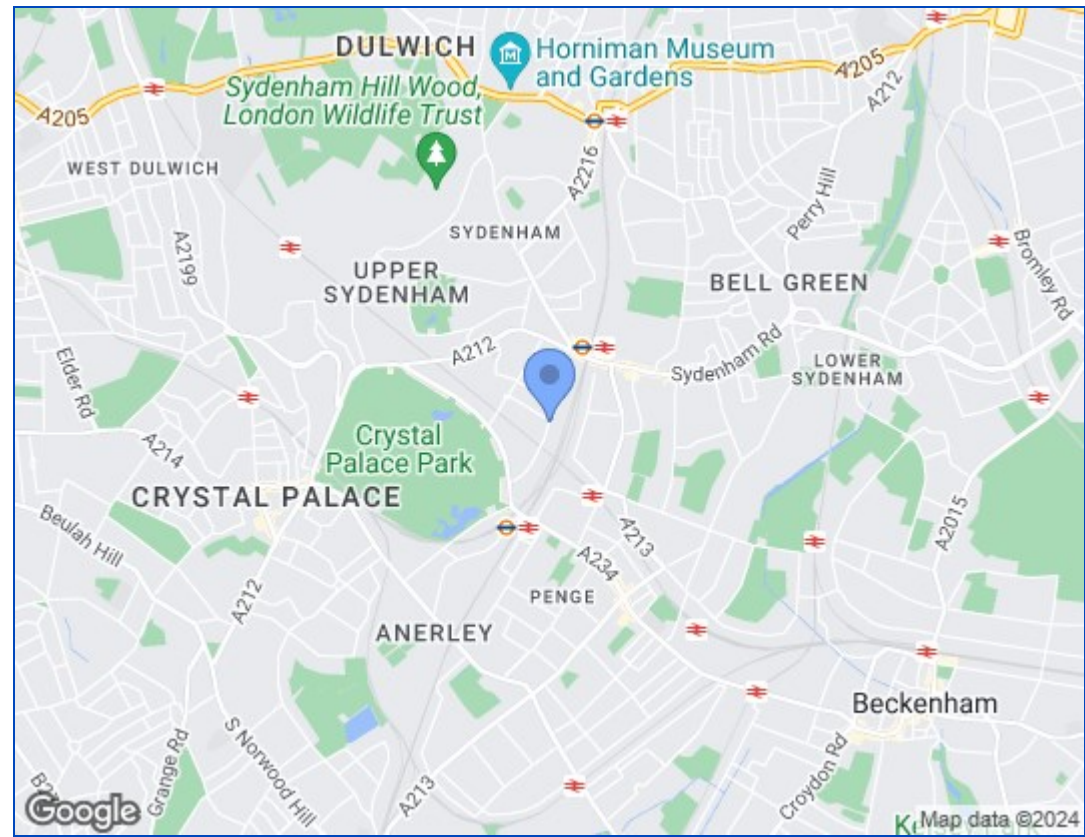








APPROX. GROSS INTERNAL FLOOR AREA 449 SQ FT / 42 SQM	Wakefield Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 28/03/24
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	81
(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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