



**Border Road, London**

Asking Price £550,000



## Property Summary

Propertyworld is proud to offer this stunning three bedroom period conversion flat with SHARE OF FREEHOLD, GARAGE & NO CHAIN to the sales market. Fully renovated in 2020 and located on arguably SE26's best road, the property dates to 1860 and enjoys an enviable position in the heart of the Lawrie Park Triangle, close to all local amenities, shops, restaurants and within walking distance of the fabulous Crystal Palace Park and the triangle itself. The flat offers spacious and beautifully proportioned accommodation - lots of natural light, high ceilings, period detail and wooden floors.

Beautifully presented, the gorgeous open plan kitchen / lounge overlooks Border Road and is south-facing. It features integrated appliances, green-fronted wall and base kitchen units, electric oven and induction hob. There are three bedrooms (two doubles and one single). The master is extraordinary. Measuring over 5m by 5m, it is flooded in light, and has views through large sash windows over mature gardens to the rear. The smaller two bedrooms are both beautifully presented and in keeping with this fabulous property. The bathroom includes a white three piece suite, shower over bath and ceramic wall tiles.

Added benefits include a PRIVATE GARAGE, SHARE OF FREEHOLD, NO CHAIN, EPC rating of B, NEW WINDOWS installed to the rear and bathroom in 2020 and underfloor heating throughout.

This is a simply stunning property that must be viewed. Call Propertyworld now on 0208 488 0011 and be the first to see.

Sydenham Sales  
020 8488 0011  
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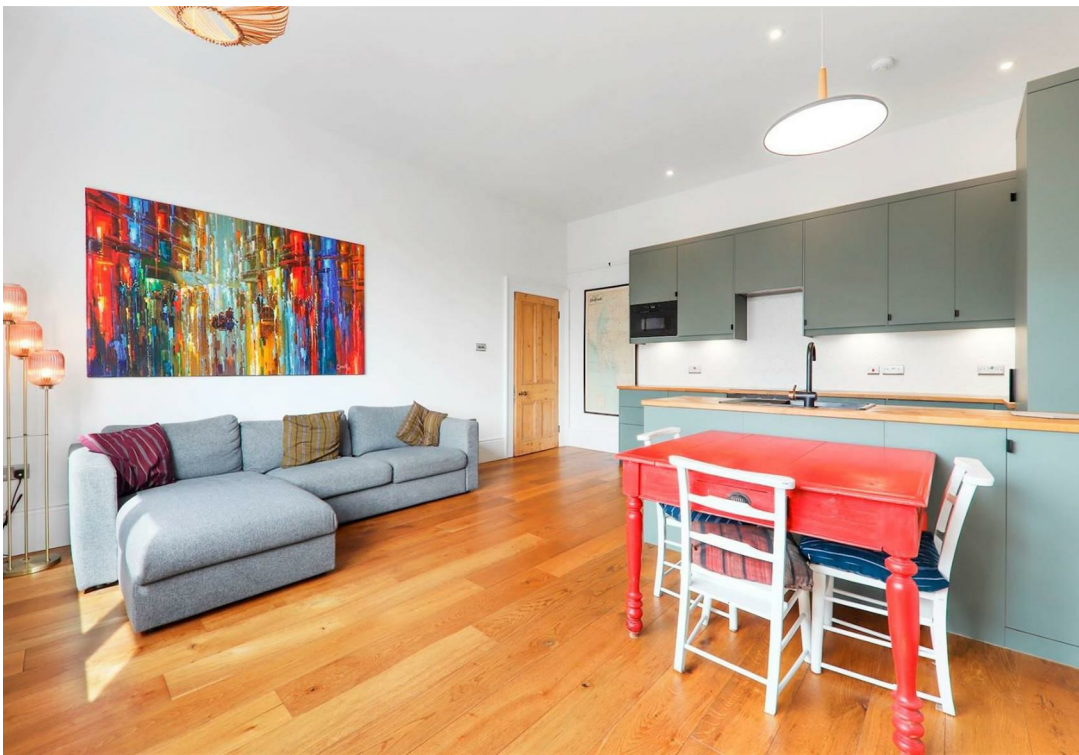
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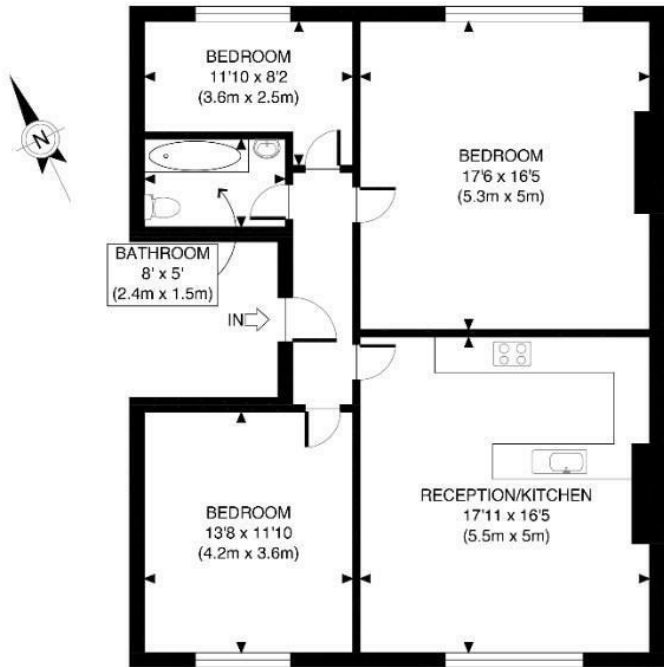
- Three bedroom flat
- Period conversion
- SHARE OF THE FREEHOLD
- Private garage
- CHAIN FREE
- Fabulous location
- Stunning presentation
- Rare and unique
- EPC rating is B
- Council tax is Band C

## Our Vendor Loves...

Border Road is one of the quietest places we've lived; it feels like a sanctuary despite being so close to the high street. Some of the things we didn't know we'd love before moving in include waking up in the morning to the big trees swishing in the back garden, particularly when the sash windows are open. To the wonderful light in the south-facing kitchen / lounge, and a layout that makes it possible to maintain a proper conversation with family or guests even while you cook. And finally, the generous ceiling height, which makes the flat feel spacious even on a grey day. Outside the flat, we love that you can nip out for a quick walk over lunchtime in Crystal Palace Park, which is just 5-minutes away. And we also enjoy having breakfast at the nearby Cobb's Corner café or walking into the Crystal Palace triangle for dinner.

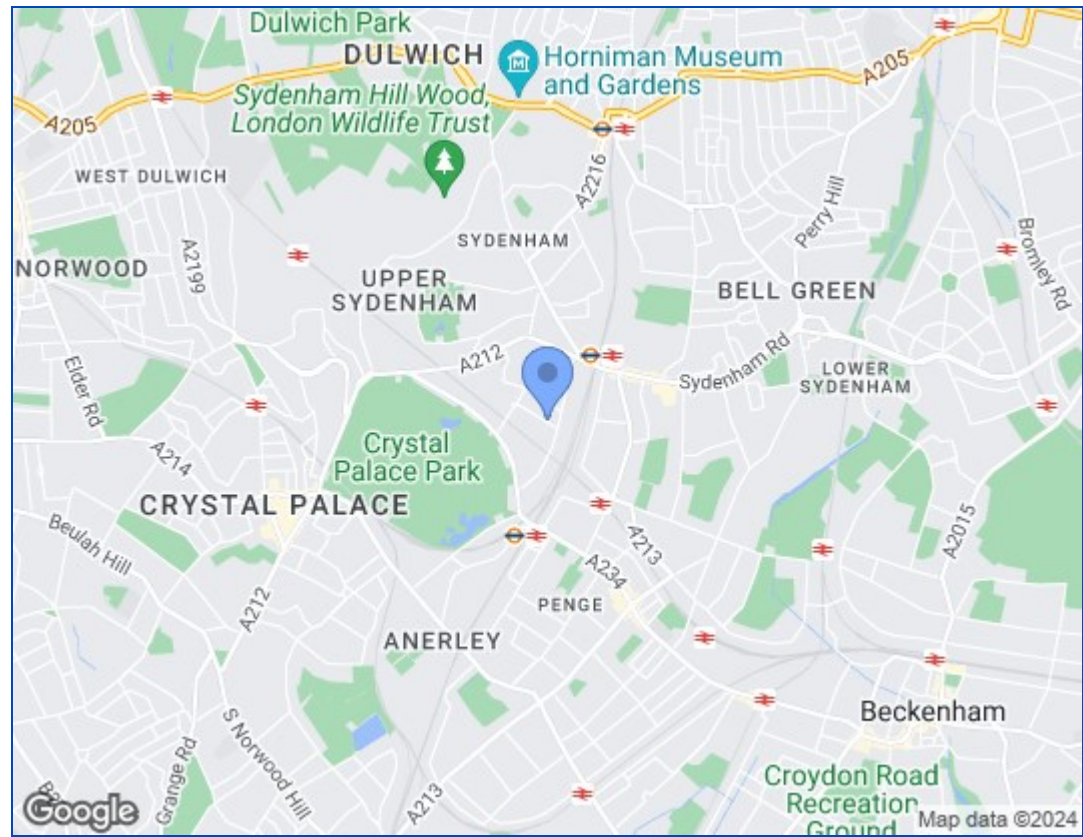






FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 939 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 939 SQ FT / 87 SQM	Border Road
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: 09/04/24
	photoplan



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