



Sydenham Road, London

Guide Price £325,000



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Property Summary

GUIDE PRICE £325,000 - £340,000

Propertyworld is delighted to bring to market this immaculately presented, three bedroom, second floor flat on Sydenham Road, Sydenham. Blessed with an abundance of natural light, the accommodation has a clean, extremely contemporary feel with whitewashed walls and gorgeous stripped wooden flooring. With almost 1000 square feet of living accommodation, this certainly gives you plenty of bang for your buck.

The property is located above commercial premises in the heart of Sydenham Road. Located on the second floor, access is via the rear, via a staircase which takes you to a small private outside area that is big enough to hold a small table and a couple of chairs. You enter the smart, modern kitchen with fitted wall and base units, gas hob and electric oven. The bathroom is next door, and similarly well presented, with a modern feel, feature tiled wall, bath and over bath shower.

A long hallway which offers numerous storage solutions takes you to the three bedrooms, reception, and bonus 'office room'. We consider two of the bedrooms to be doubles, the principle is larger, with a third single room. The bonus room is surprisingly large at over 8ft x 7ft at its widest point and is perfect as an office or simply storage. The reception is our favourite room; over 18 ft wide, and benefiting from huge amounts of natural light, it is large enough to accommodate a dining area as well as a generous chill out space for sofas.

The property further benefits from a 148 year lease, no service charges or ground rent. It is perfectly located for access to Sydenham's array of gastropubs, neighbour restaurants, coffee shops and cafes as well as multiple parks and two main light/over ground stations. This is an exceptional first time buy, and we expect huge interest.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

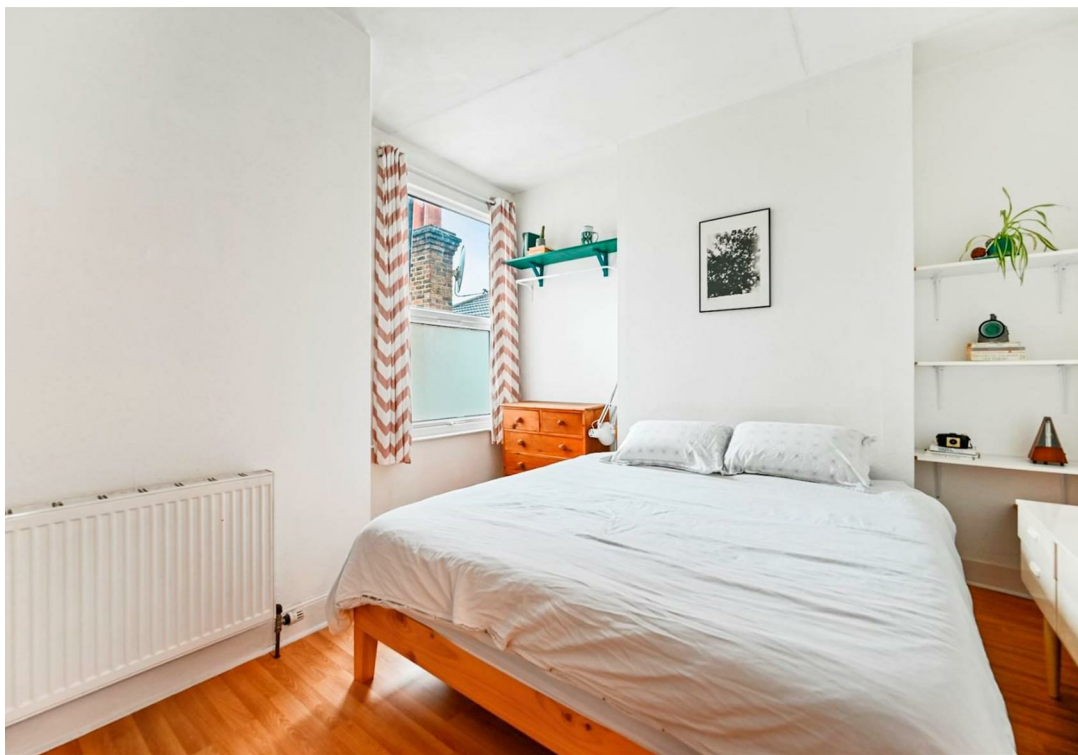
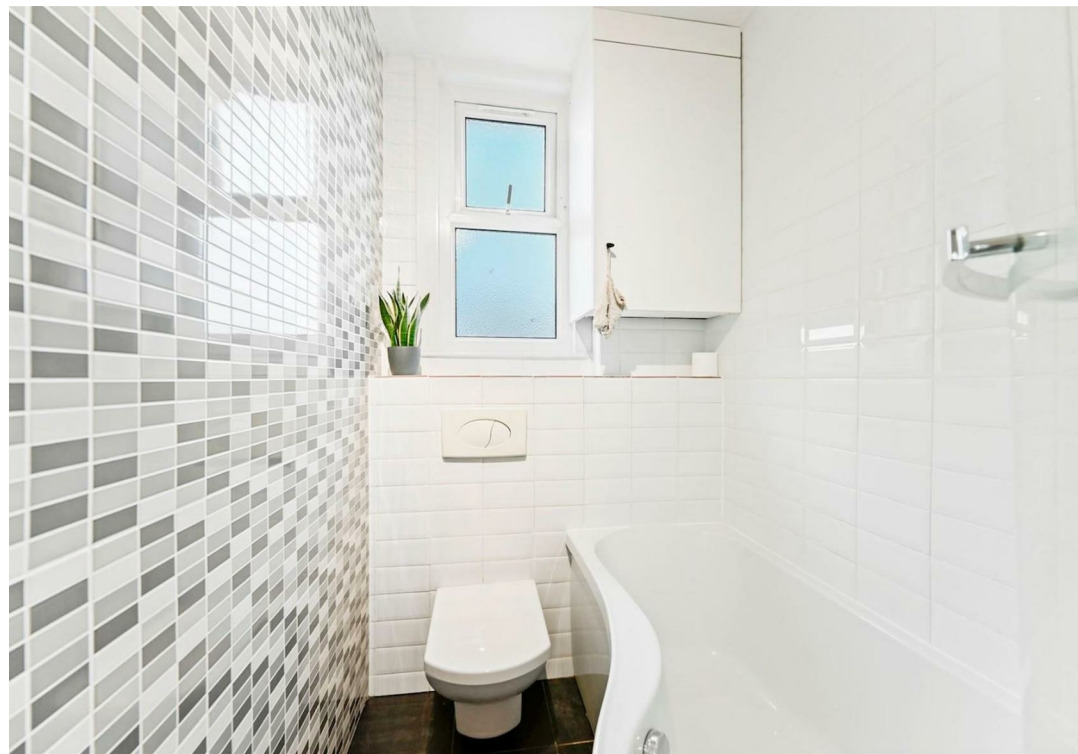
Property Summary

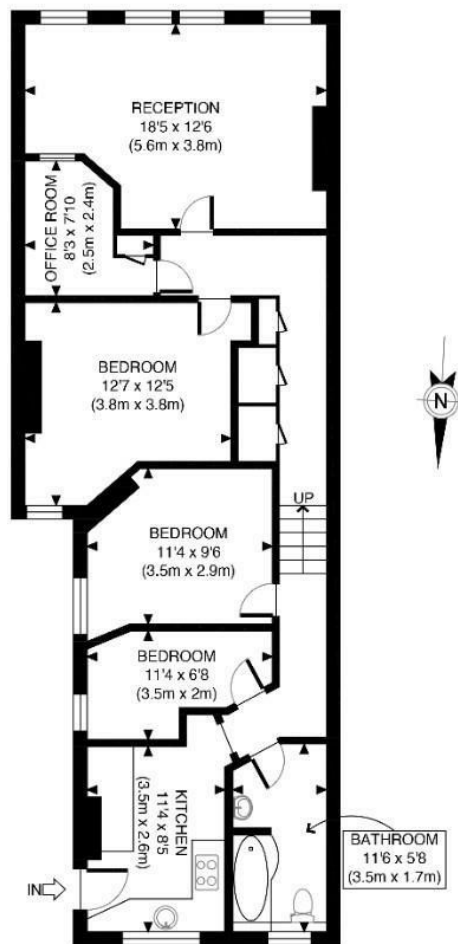
- Three bedroom flat
- Long lease 148 years remaining
- Bright and Airy
- Council Tax Band B
- EPC Rating C
- NO GROUND RENT
- First floor flat
- NO SERVICE CHARGES
- Second floor flat

Our Vendor Loves...

"We've loved living here for the past 8 years. The flat is lovely and bright, has bags of space and lots of storage. Living on the High Street is so convenient, it offers everything you need; great shops, plenty of places to eat and drink, including Ignition Brewery taproom just across the road, and there are several fantastic green spaces within the local area including; Mayow Park, Wells Park and Crystal Palace Park. Sydenham station is a short walk away and provides great links across London and the handy 24 hour 176 bus. We have a great relationship with the shared leaseholder and not having a service charge has also meant greater flexibility and control in organising our own repairs and maintenance."







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 923 SQ FT

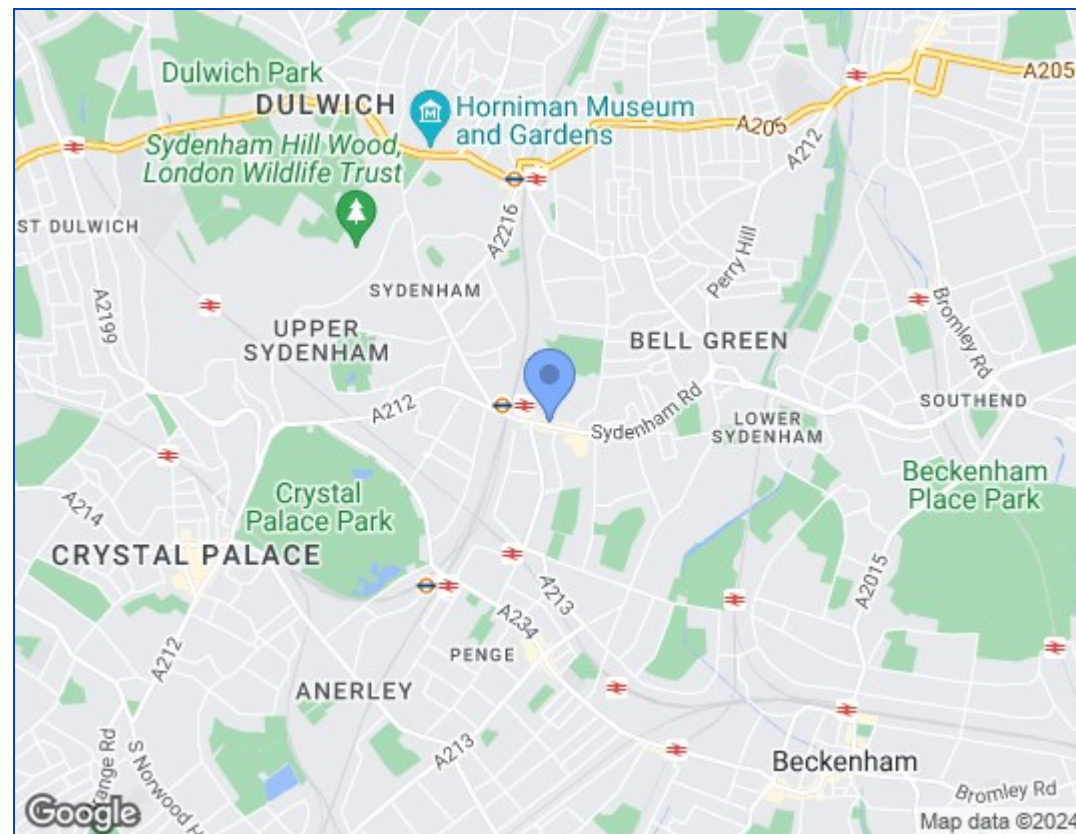
APPROX. GROSS INTERNAL FLOOR AREA 923 SQ FT / 86 SQM

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

Sydenham Road

date 02/04/24

photoplan



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