



Beacon House, Sydenham

Asking Price £375,000



Property Summary

Propertyworld is proud to offer this stunning two bedroom ground floor purpose built flat with private BALCONY to the sales market. This immaculate first time buy is a super property and spacious with generous rooms and beautifully proportioned accommodation throughout. Offered in immaculate condition, with lots of natural light, double glazing and balcony, the property demands your attention. The details include: there is a gorgeous 18ft reception room with direct access to the balcony and double aspect which floods the room in natural light, a dining room table and chairs, neutral decor, and fitted carpet, the kitchen is beautiful in our opinion with a range of high gloss white wall and base units, oak effect worktop, tiled floor, integrated gas hob, electric oven, combi boiler, tiled splashback and double glazed window, there are two DOUBLE bedrooms - the master includes a stunning parquet flooring and double aspect, whilst the smaller second bedroom has built in storage and looks out over the communal garden, the bathroom is modern with white three piece suite, shower, tiled walls and heated towel rail. Located on the ground floor this super flat offers easy access to the extensive and well maintained communal gardens, includes residential OFF STREET PARKING, double glazing, generous storage, entry phone security and much much more.

Located within a quiet residential development just off Crystal Palace Park Road, the property is literally a stones throw from fabulous CP Park, all local amenities, FOUR mainline stations and within easy access into the heart of Crystal Palace, Sydenham and Penge. We believe this super flat will prove very popular, so please call Propertyworld on 0208 488 0011 to book your appointment to view.

Property Summary

- Two bedroom flat
- Ground floor
- Fabulous location
- Spacious property
- Flooded in light
- Excellent first time buy
- Incredible amounts of storage
- Modern & excellent condition
- Must be viewed
- EPC rating is D / council tax is B

Our Vendor Loves...

"We first bought this property when my partner and I were about to have our baby daughter. We were inspired by the size of each of the rooms, how safe and homely it felt straight away and by the amount of storage we had which was vast. Over the years we realised also how blessed we are being right next to Crystal Palace Park and being only a 10 minute walk to Sydenham and Penge Train Stations, so exploring as a family has been easy."

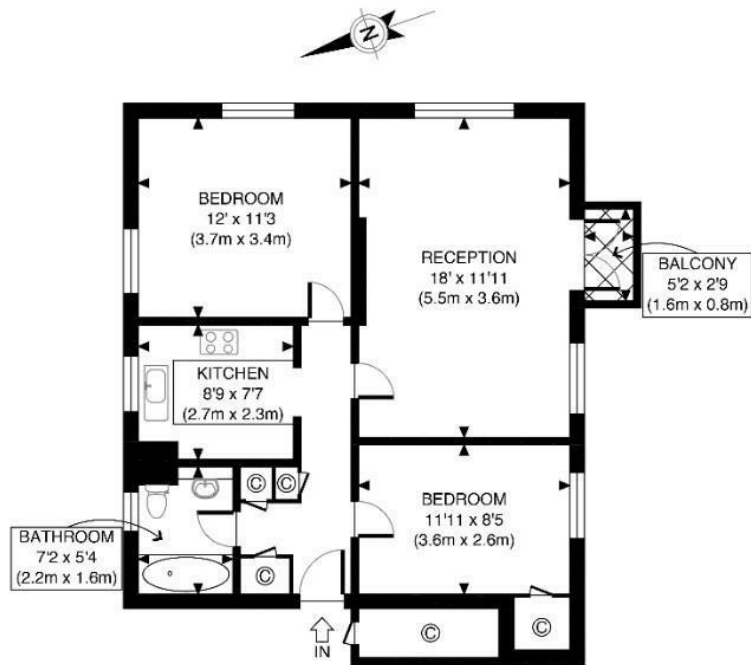


Sydenham Sales

020 8488 0011

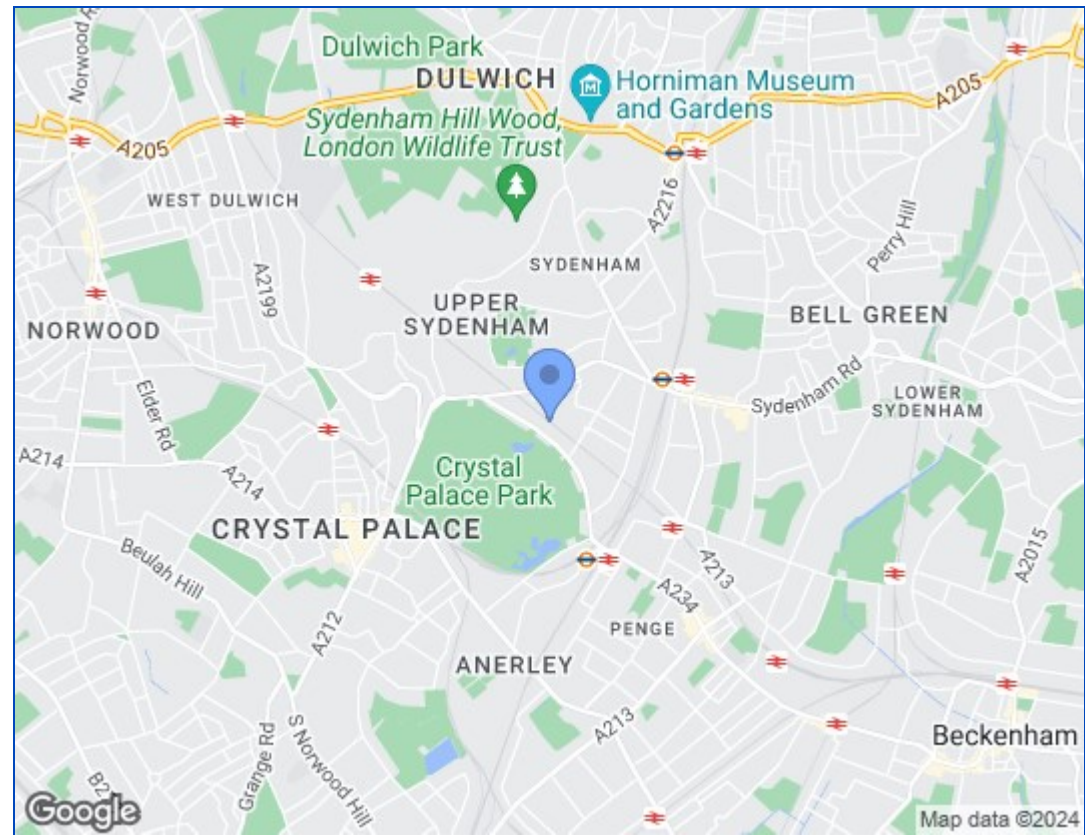
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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 663 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 663 SQ FT / 62 SQM	Beacon House
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: 22/04/24
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(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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