



Newlands Park, Sydenham

Asking Price £400,000



Property Summary

Propertyworld is proud to act as sole agents on this fabulous period conversion with SHARE OF FREEHOLD, OFF STREET PARKING & COMMUNAL GARDENS to the sales market. Located on one of SE26's best roads, the property is ideally positioned for Sydenham mainline station, HIGH STREET, all local amenities, shops and lots of eateries. An ideal first time buy, the property is spacious with beautifully proportioned accommodation, lots of light and a fabulous open plan living area. Flooded in light, the details include: there is a large lounge with neutral decor, a gorgeous engineered wood floor, a double aspect, high ceilings, this leads into a spacious and well equipped kitchen with an extensive range of wall and base units, oak worktop, integrated appliances, tiled splashback and ceramic butler sink, there are two bedrooms - both beautifully presented and looking out over the communal gardens,. plus a stylish and nicely presented family bathroom with a three piece suite and shower. Above is a vey large loft - perfect for storage, plus OFF STREET PARKING to front, a generous and nicely tended communal garden to rear, NO ONGOING SERVICE CHARGES and much more. Beautifully presented, spacious and a fabulous entry point to the London property market. Call Propertyworld to view - 0208 488 0011.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

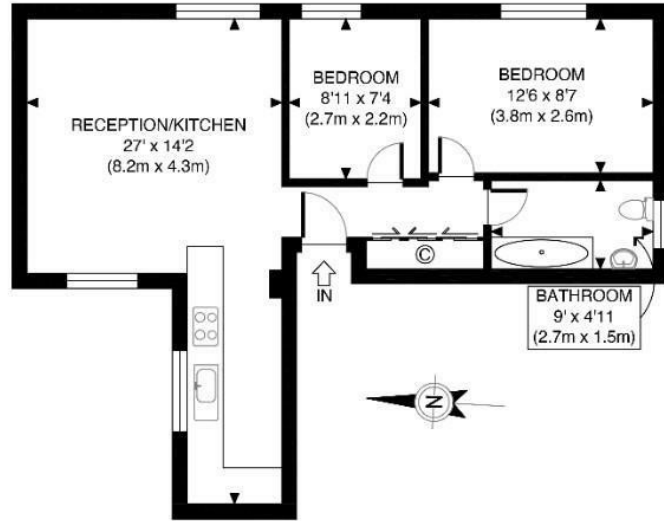
- Two bedroom flat
- Period conversion
- Fabulous location
- Open plan living
- OFF STREET PARKING
- SHARE OF FREEHOLD
- Communal garden
- LARGE LOFT
- Stunning first time buy
- EPC rating is D / council tax is C

Our Vendor Loves...

We love our flat. The abundance of natural light both in the morning and afternoon, thanks to the duel aspect windows, really sold it to us and make living it in feel so large. We love hearing the birdsong from the garden throughout the day. Thanks to our huge loft we've never felt short of storage space and the layout of the kitchen gives you space to cook and be part of the conversation whilst also feeling quite separate from the main living space. The building is really friendly and we have enjoyed being part of such a supportive group. The garden is quite wild but offers so much space and gets great light for a BBQ! Being between two stations has been so handy for getting around London and we love being so near Sydenham's high street and so many lovely parks.

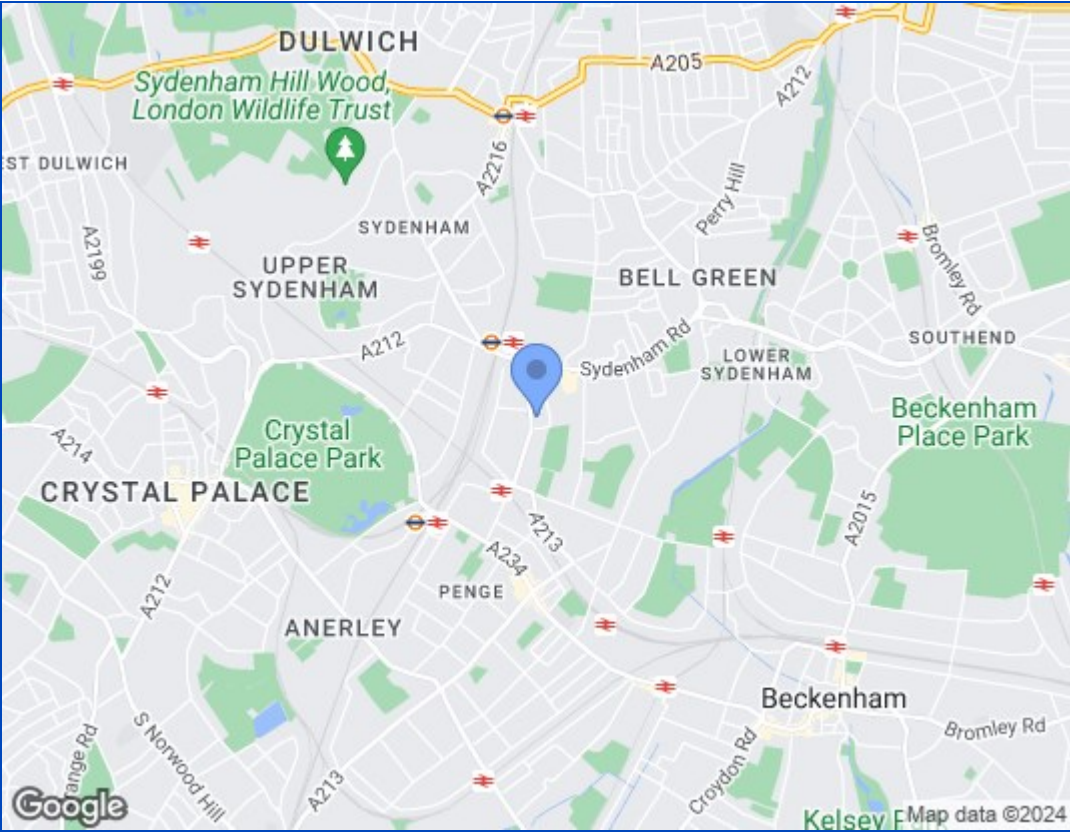






FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 547 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 547 SQ FT / 51 SQM	Newlands Park
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 08/05/24
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	68
(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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