



Kent House Road, Sydenham

Guide Price £275,000



1



1



1



C



Property Summary

Guide Price: £275,000- £300,000

Propertyworld is proud to offer this stunning CHAIN FREE, FULLY RENOVATED one bedroom flat to the rental market with SHARE OF FREEHOLD. Completed to very high specification, this gorgeous property has a NEW KITCHEN, NEW BATHROOM, NEW ELECTRICS & PLUMBING, under floor heating throughout, NEW APPLIANCES, new flooring and much else. It is flooded in light, packed with storage and spacious. Located within an impressive Victorian building, just off Sydenham Road, the flat is nicely positioned for lots of transport links, shops, amenities, restaurants and cafes.

The details include: the flat benefits from a gorgeous lounge with open plan modern fitted kitchen - including NEW & INTEGRATED APPLIANCES, double oven, lots of base and wall units, underfloor heating, freshly painted walls and high quality laminate flooring, the bedroom is located to rear and spacious with a large fitted double wardrobe, laminate floor and neutral decor whilst the brand new bathroom includes a walk in shower, two piece suite and tiled walls. Available to view NOW. EPC rating is C. Council tax band is B. Call Propertyworld on 0208 488 0011 to the first to see.

Property Summary

- One bedroom flat
- Period conversion
- Raised ground floor
- Recently refurbished
- SHARE OF FREEHOLD
- CHAIN FREE
- Fabulous location
- Ideal first time buy
- EPC Rating C
- Council Tax band B

Our Vendor Loves...

We love this flat. The layout is great and its flooded in light. We did lots of work to really spec it up. The building is managed by all of us owners and its joy. Nice people and easy.

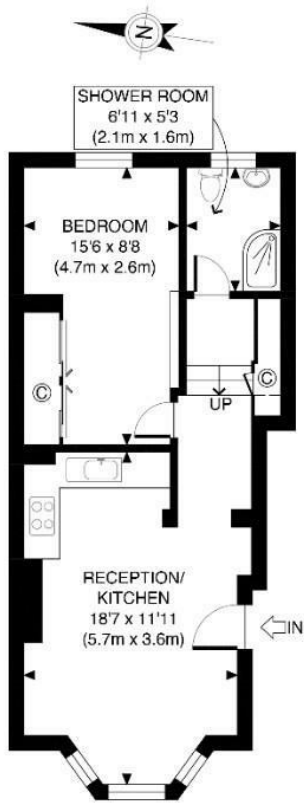


Sydenham Sales

020 8488 0011

www.propertyworlduk.net





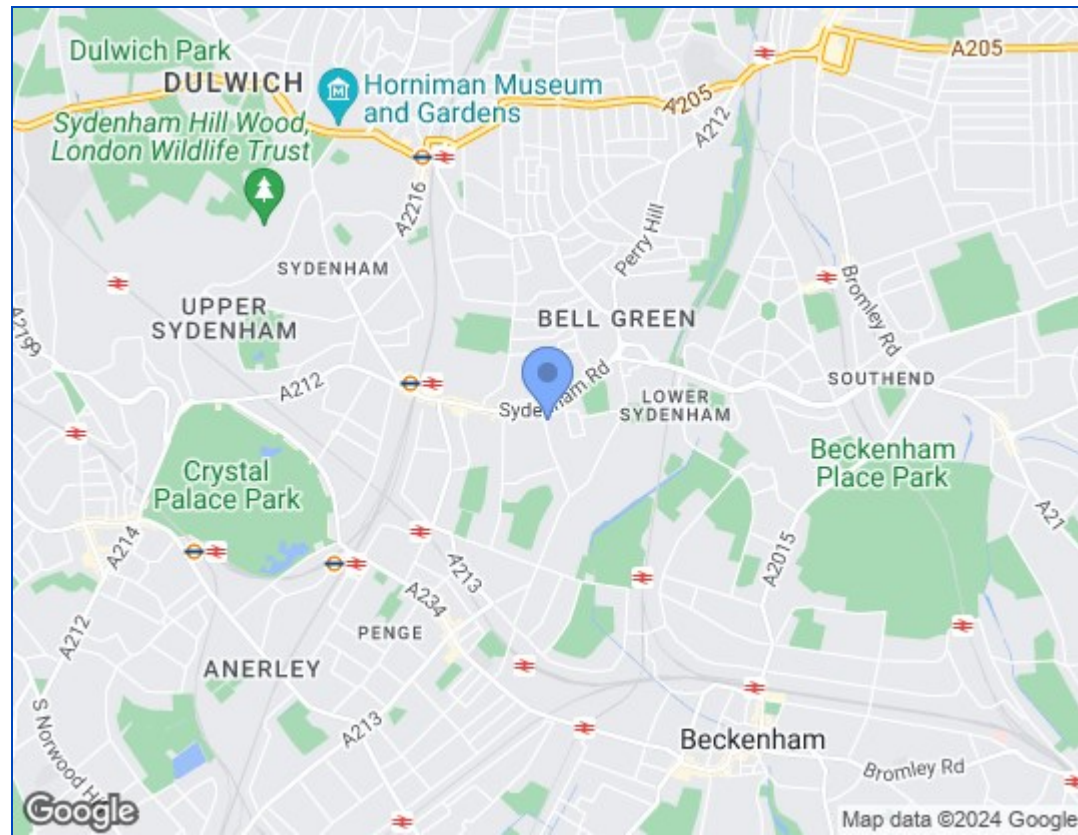
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 435 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 435 SQ FT / 40 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

Kent House Road

date: 08/05/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

