



Champion Road, Sydenham

Asking Price £325,000



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Property Summary

Property World is proud to act as sole agents on this impressive one bedroom ground floor period conversion flat with PRIVATE WEST FACING GARDEN & SHARE OF FREEHOLD. This beautiful flat is located on one of Sydenham's nicest roads with easy access to Sydenham high street, Mayow Park, plus two mainline stations - Lower and Upper Sydenham. The accommodation has a wonderful modern feel and benefits from beautiful proportions throughout. It includes: inviting entrance hall with under stairs storage and access to all rooms, double bedroom to rear with direct access to the west facing rear garden through double glazed patio doors, modern lounge with laminate floor, neutral decor and double glazed window to side, plus modern bathroom with two piece suite and walk in shower plus super modern kitchen with a range of kitchen units, stainless oven and hob, combi boiler and much more. The flat further benefits from SHARE OF FREEHOLD, double glazing, GCH and stunning rear garden. This flat is an ideal first time buy or investment opportunity. We expect demand to be very high so please call Property World on 0208 488 0011 to book your appointment to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

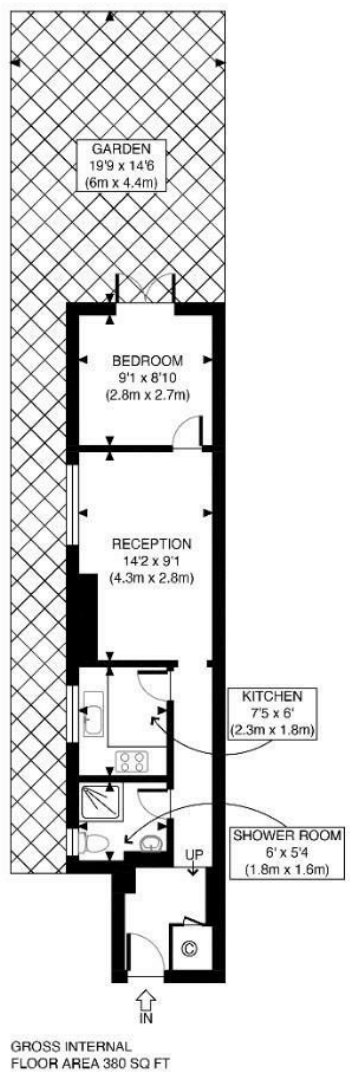
- One bedroom flat
- Ground floor
- Period conversion
- Private west facing garden
- SHARE OF FREEHOLD
- Modern kitchen and bathroom
- Fabulous road
- Perfect FTB
- Fabulous buy to let
- Council Tax: Band B

Our Vendor Loves...

"I really enjoy the peace and quiet which is a very welcome experience for London living. The neighbours are pretty great too. Transport into the city has been a bonus, with two stations of choice."

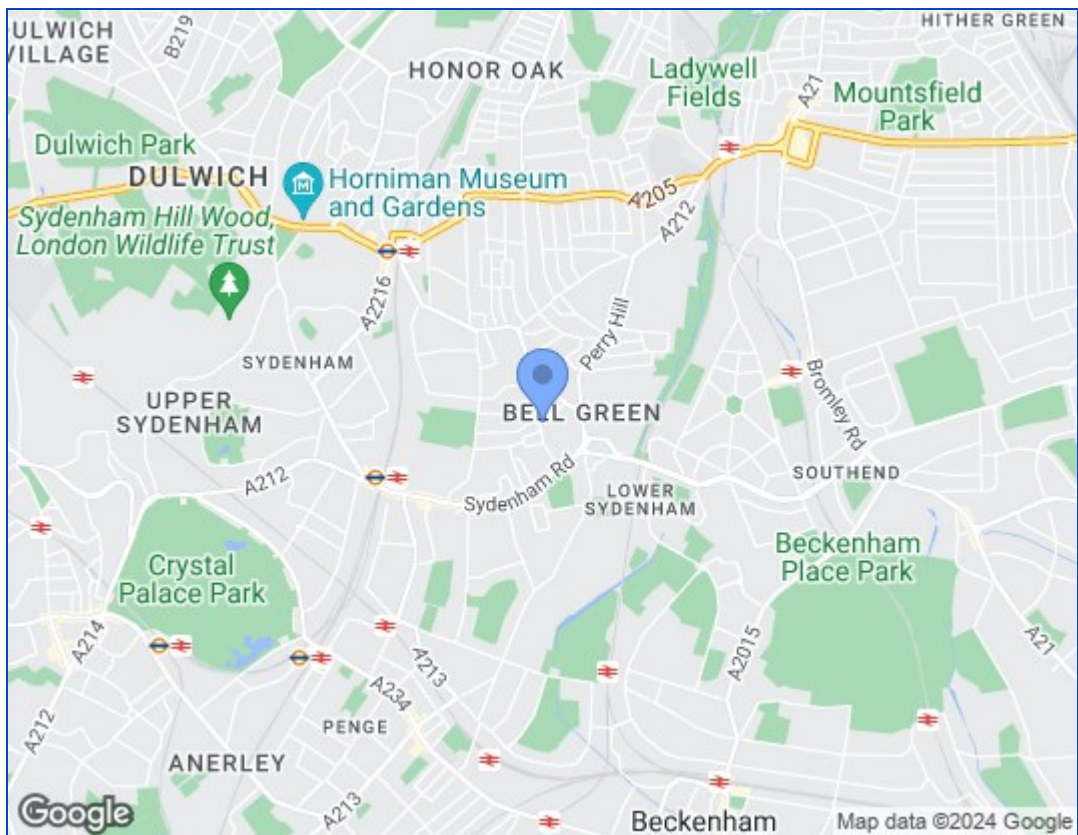






GROSS INTERNAL FLOOR AREA 380 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 380 SQ FT / 35 SQM	Champion 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: 02/07/24 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	71
(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.

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