



## Elvino Road, Sydenham

Offers In Excess Of £850,000



4



2



1



D

## Property Summary

Propertyworld is proud to present this stunning four bedroom, two bathroom Victorian house in sought after Elvino Road, a quiet residential spot in the heart of Sydenham. The house has been completely remodelled, and upgraded, to create a light, contemporary interior which effortlessly blends with the vast array of original and period features. The results are hugely impressive.

The accommodation, arranged over three floors, is decorated in neutral tones and bursting with natural light. The ground floor is an open plan affair with an impressive 28 ft. reception room blessed with pine and mahogany flooring, period radiators, double glazed sash windows dado and picture rails. The unique stain glass windows flood the room with stunning hues throughout the day. The kitchen diner boasts underfloor heating, terracotta handmade floor tiles from Mexico and quartz worktops. Beyond is a versatile utility area with a downstairs W.C. Patio doors lead to the South facing garden with patio area, lawn and plenty of storage.

A wooden staircase takes you to the first floor which has two generous double bedrooms, both with bespoke, fitted wardrobes. The main bathroom is a luxurious oasis, with a vast walk in wet room style shower and a roll top bath and natural limestone tiles.

On the second floor there are two further bedrooms, together with a second bathroom. Both bedrooms boast ample storage, some built in, some eves. One of the bedrooms has an incredible balcony that affords stunning views across Kent on a clear day.

You can stroll to the wide range of gastropubs, restaurants, coffee shops and retail outlets in Sydenham. Green spaces and parks are plentiful and can easily be reached on foot, as can numerous good schools and several train / overground stations including Sydenham, and Penge East.

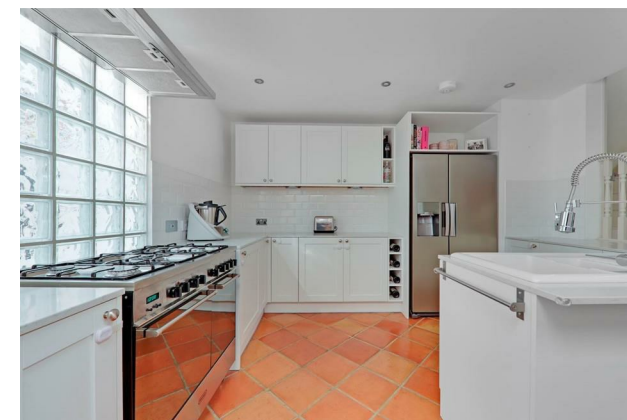
If you are looking for a house that oozes class and plenty of wow factor, we suggest you call us today!

## Property Summary

- Stunning four bedroom home
- Two bathrooms
- Completely remodelled and upgraded
- Gorgeous open plan reception and kitchen diner
- Packed with period features and detailing
- Clean contemporary interior
- South facing garden
- Private balcony on the top floor
- Council Tax Band D
- EPC Rating D

## Our Vendor Loves...

"Having moved here from busy Clapham, we immediately fell in love with the tranquillity of this beautiful cul-de-sac and the lovely neighbourhood spirit and vibe. Easy access to the high-street, nearby parks, and various train/over ground stations, have made it an ideal setting for both relaxation and practicality. Various excellent nurseries and schools nearby were a great benefit for our kids. The house itself was our ideal family home and an exceptional hosting space. The open plan living area, an easy-to-maintain south facing garden, and ample storage space, made it a versatile and welcoming environment for both everyday living and entertaining. For us it was the perfect blend of beautiful historic, Victorian features and modern living, creating a space that is both charming and functional. Contrary to other houses of the Victorian area, the interior is very airy and light-filled, adding to the overall sense of comfort and contemporary appeal that we absolutely loved."



Sydenham Sales

020 8488 0011

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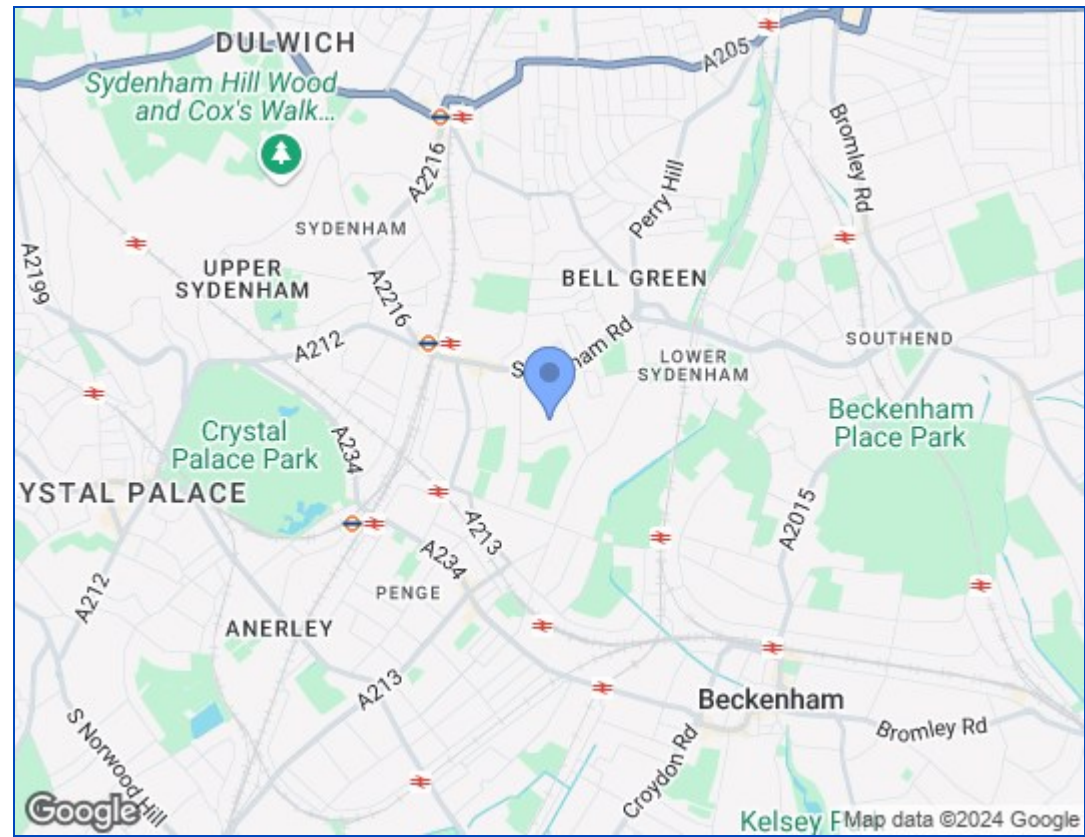






APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1616 SQ FT / 150 SOM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1531 SQ FT / 142 SOM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation

Elvino Road  
 Date: 06/08/24  
 photoplan



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