



Border Road, London

Guide Price £350,000



Property Summary

GUIDE PRICE £350,000 - £375,000

Propertyworld is delighted to present this stunning one-bedroom period conversion, boasting a SHARE OF FREEHOLD and a PRIVATE COURTYARD GARDEN. Lovingly maintained by its current owner, the property is in exceptional condition and located in the highly sought-after Lawrie Park Triangle, one of Sydenham's most picturesque and desirable areas.

This charming flat is ideally positioned near local amenities, excellent transport links, and just a short stroll from the beautiful Crystal Palace Park. With the added benefits of a private entrance, on-road parking, and a delightful courtyard garden, this home is a rare find.

Upon entering, you are welcomed into a spacious, well-appointed kitchen, featuring an extensive range of wall and base units, reclaimed oak flooring, tiled splashback, integrated appliances, and a striking vertical lacquered raw metal radiator. The living room is the heart of the home, bathed in natural light, with elegant patio doors leading to the courtyard. The room is finished with natural plaster walls and ceilings, reclaimed wood flooring, and decorative touches that add character and warmth.

The courtyard garden is a serene retreat, perfect for outdoor dining and relaxation, complete with a table, chairs, BBQ, storage cupboard, and an array of vibrant plants.

Before reaching the bathroom, you'll find a cleverly designed open wardrobe offering ample hanging and storage space. The bathroom itself is a stylish and luxurious space, featuring a double-ended bath, overhead shower, two-piece suite, and full tiling throughout.

The bedroom is a peaceful and beautifully presented space, with lovely views of the courtyard garden.

Additional features include a SHARE OF FREEHOLD, access to a large communal front patio/garden, and more. This exceptional flat is an ideal first-time buy.

Call Propertyworld on 0208 488 0011 to arrange a viewing today!

Sydenham Sales

020 8488 0011

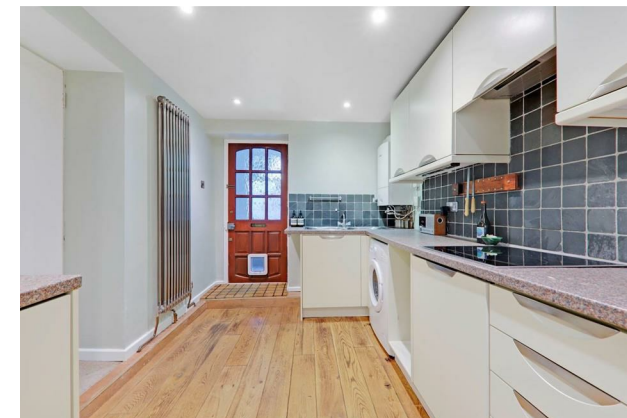
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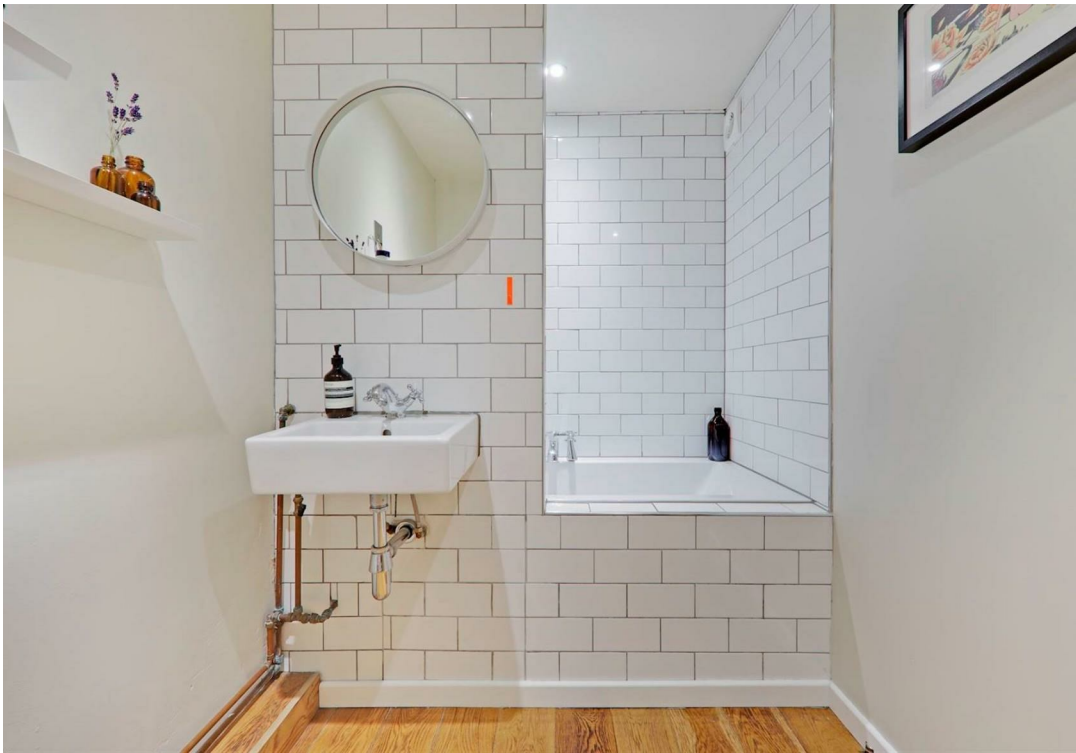
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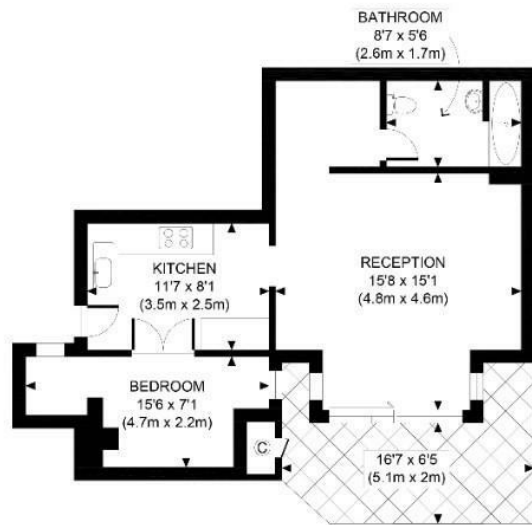
- One bedroom flat
- Period conversion
- Ground floor
- Private entrance
- Private COURTYARD garden
- SHARE OF FREEHOLD
- Fabulous location
- Stunning interior
- Rare and must be viewed
- EPC rating is C / Council tax is B

Our Vendor Loves...

I've absolutely loved living in this flat, tucked away on a quiet, leafy street that offers a wonderful sense of community. Being just a stone's throw from Crystal Palace Park, with its vibrant weekly food market, has been a real treat. The private patio is a sun trap, perfect for relaxing outdoors. Plus, the fantastic transport links make getting into Central London a breeze.







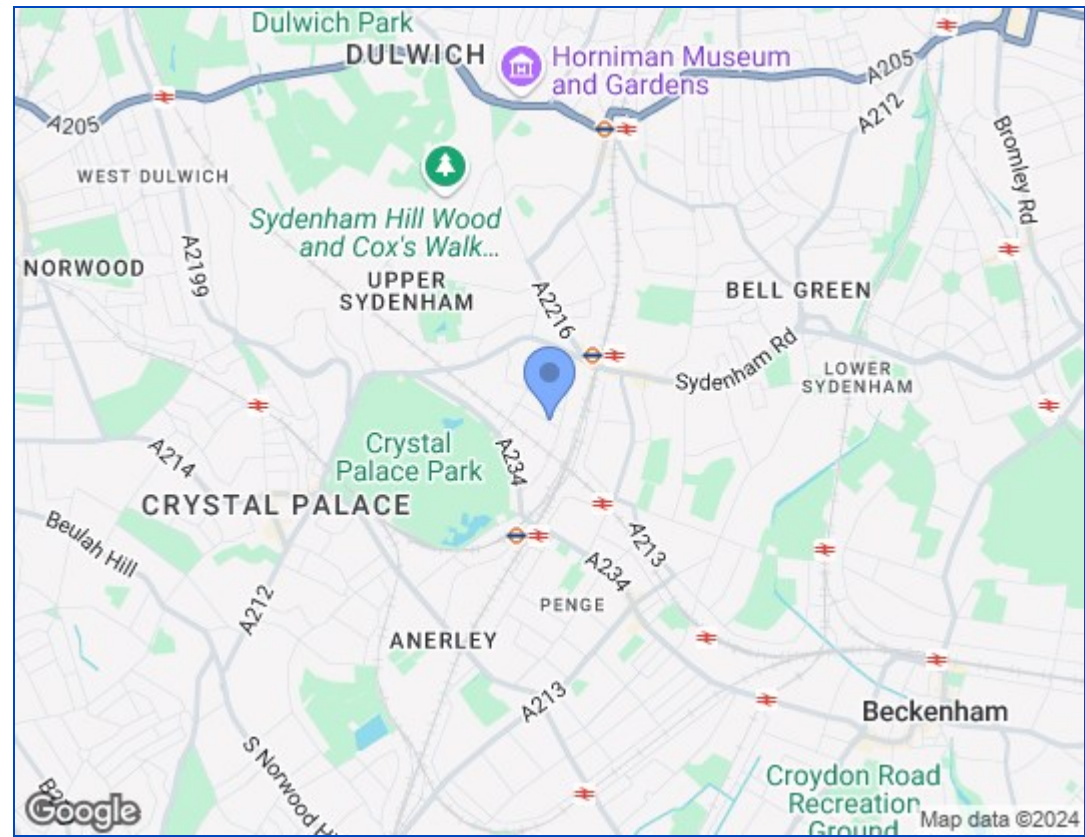
GROSS INTERNAL
FLOOR AREA 605 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 605 SQ FT / 56 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

Border Road
date 30/08/24
photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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	

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