



**Bolney Court, London**

Asking Price £450,000



## Property Summary

Propertyworld is excited to offer this STUNNING two bedroom, two bath, split level period conversion to the market. Located on arguably SE26's best road, this incredible flat has direct and sole access to a jaw droppingly beautiful roof terrace with sweeping views over the local area and into Kent. Rare to market, this beautiful property further benefits from OFF STREET PARKING, a 100 year lease (tbc) and gorgeous presentation. The details include: an open plan kitchen / lounge that is the centre piece of the flat with direct access to the terrace. Its a space to relax in, unwind in but also to entertain and be sociable in. With lots of natural light and high ceilings, there is modern fitted kitchen, with an extensive range of blue high spec units, laminate worktop, integrated appliances and breakfast bar with stools, the engineered wood flooring in stunning and perfectly connects the two spaces, and highlights the neutral decor and beautiful presentation of the lounge. To side there is a spacious double bedroom with views into the terrace, plus a high spec en suite shower room. The second bedroom includes a built in wardrobe and is access via a small staircase, high ceilings and neutral decor. The family bathroom is nicely presented in neutral tones, with a three piece suite and shower over bath. BUT the focal point, the WOW factor of this gorgeous flat is the once in a lifetime ROOF TERRACE with incredible sweeping views .... its rare and simple breathtaking and must be viewed to be fully appreciated .There is unallocated OFF STREET PARKING, a 100 year lease, large entrance hallway and much more.... please call Propertyworld on 0208 488 0011 to be the first to see. EPC rating is D and council tax is C.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

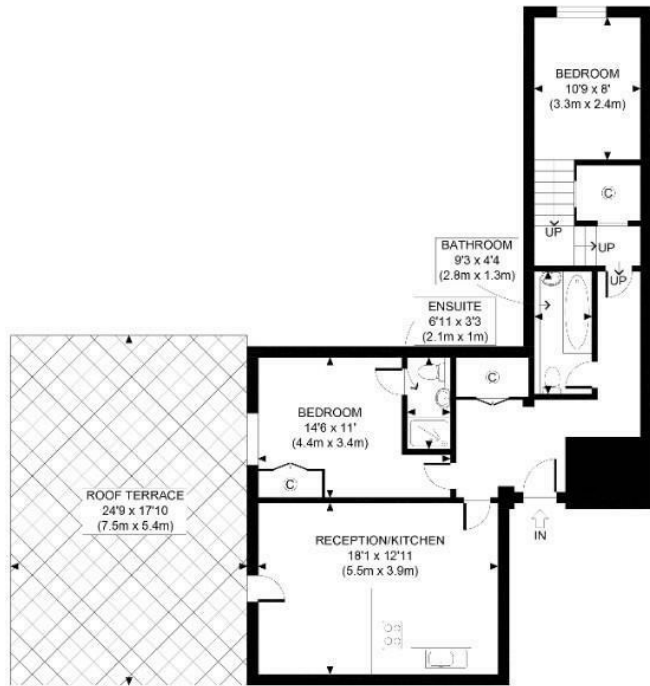
- Two bedroom flat
- Period conversion
- Two bathrooms
- Fabulous location
- Amazing ROOF TERRACE
- Split level property
- Rare opportunity
- Parking to front
- Must be viewed
- EPC rating is D / council tax is C

## Our Vendor Loves...

I've loved living at Bolney court for the past 10 years, the location can't be beaten and the area is still changing. Sitting on the terrace on a sunny day, it feels like a little cottage floating over Sydenham. The flat has served me so well, from living with my best friend, to my dog and then finally my husband and baby. We have hung on as long as possible but the time has come to move. Being so close to three lovely parks, the high street and station is something I will really miss.



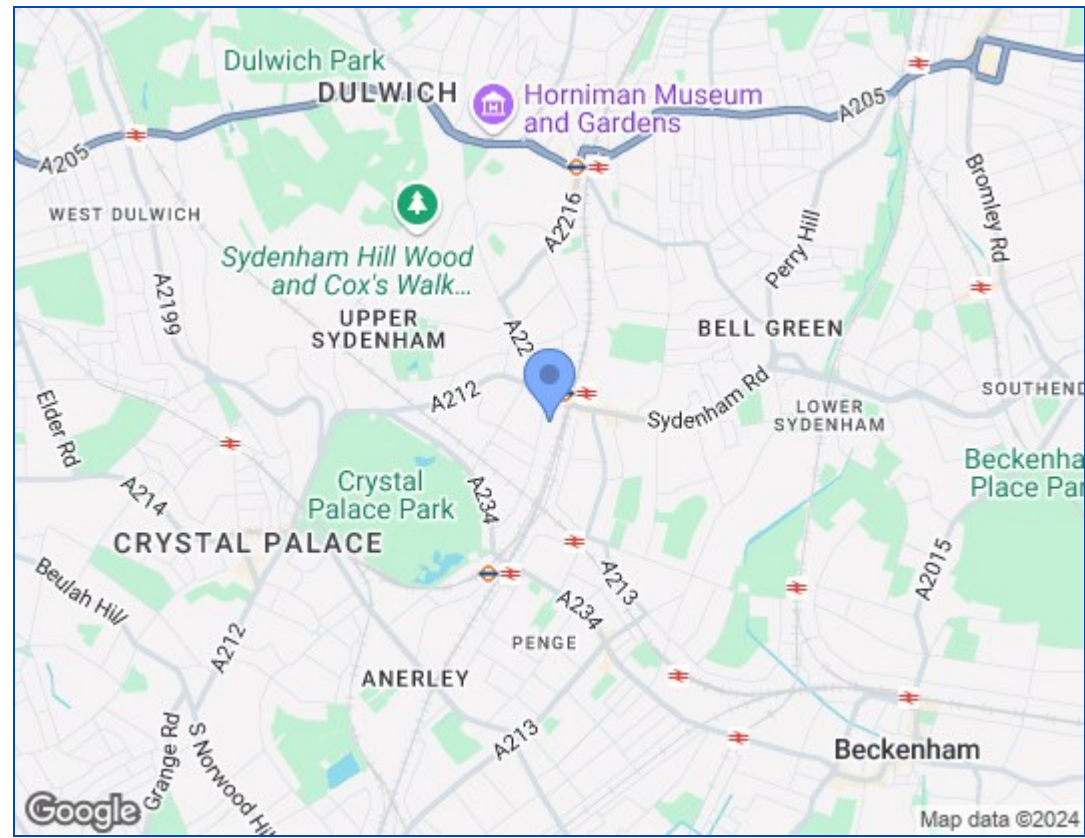




SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 747 SQ FT



**APPROX. GROSS INTERNAL FLOOR AREA 747 SQ FT / 69 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.  
 Bolney Court  
 date: 04/09/24  
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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