



## 1 Recreation Road, Sydenham

Asking Price £290,000



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## Property Summary

Propertyworld is pleased to offer this gorgeous one bedroom period conversion to the sales market. Located on the first floor of this attractive detached Victorian building, the flat is beautifully located - 100 yards from Mayow Park and 5 mins from Sydenham high st and mainline station. The flat underwent a tasteful refurbishment less than 12 months ago and is offered to the market in what we consider to be stunning condition. Offered to the market CHAIN FREE and with SHARE OF FREEHOLD, the flat is an ideal first time buy. The accommodation includes: stunning lounge with exposed brick wall, exposed floorboards and neutral decor, beautiful modern kitchen with real oak worktop, an extensive range of kitchen units, large double glazed window which floods the room in light and built in gas hob, electric oven and extractor fan, double bedroom to rear and fabulous high spec bathroom with three piece suite and shower. The flat further benefits from a large communal garden to rear, SHARE OF FREEHOLD, double glazing, gas central heating and is offered CHAIN FREE. Wow!. Call Propertyworld on 0208 488 0011 to book your appointment to view.

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

## Property Summary

- One bedroom flat
- Period property
- Stunning interior
- SHARE OF FREEHOLD
- CHAIN FREE
- First floor
- Communal garden
- Fabulous location
- Beautiful kitchen and bathroom

## Our Vendor Loves...

Our Vendor Loves...

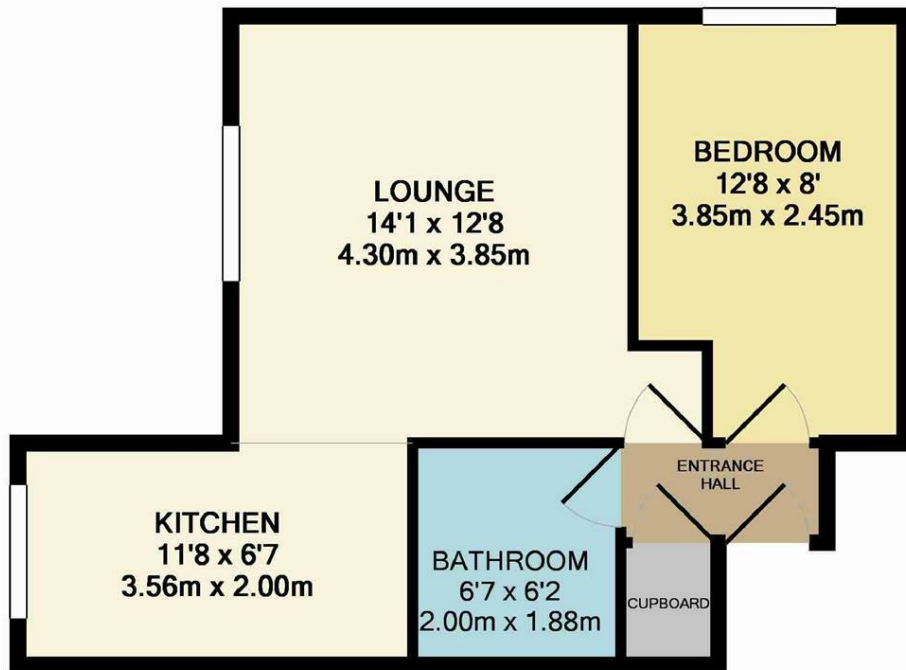
"It's a really lovely flat with lots of light and high ceilings. We're really pleased with the refurbishment work we did and think the flat looks great. The park is at the end of the road with it's new cafe and the Sydenham station is only a five min walk."







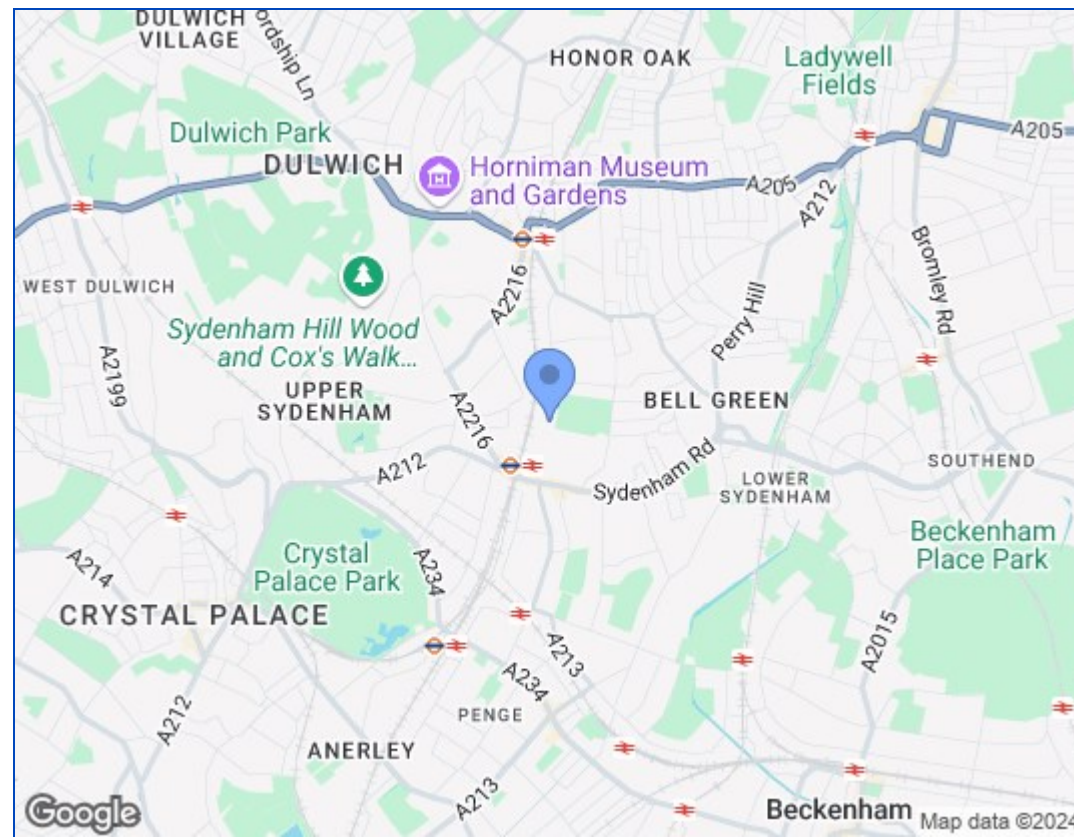




TOTAL APPROX. FLOOR AREA 398 SQ.FT. (36.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(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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