



## Peak Hill Gardens, London

Guide Price £300,000



## Property Summary

GUIDE PRICE £300,000 - £325,000

Propertyworld is delighted to present this fabulous one bedroom ground floor period conversion flat with a private PATIO GARDEN, NO CHAIN and a LONG LEASE. Located within a handsome Victorian villa on an attractive road of period properties, the property is literally 100 yards from Sydenham mainline station and high street. This super property is the perfect first time buy offering an opportunity to get on the local property ladder. The accommodation is spacious in our opinion with generous room sizes and high ceilings. The details include: a large living room to front with bay window, a stunning engineered wooden floor and neutral decor, there is a separate kitchen with a range of fitted and freestanding kitchen units with oak worktop and butler sink, combi boiler, tiled splashback and window to side, the bedroom is a generous double and flooded in light, whilst the bathroom includes a three piece suite and mains shower over bath. To rear there is a private PATIO GARDEN.

An ideal first time buy or fabulous buy to let (with a long lease and low service charges), we expect strong demand so please call Propertyworld to secure an opportunity to view.

## Property Summary

- One bedroom flat
- Ground floor & period
- PATIO garden
- LONG LEASE
- CHAIN FREE
- Fabulous location
- Ideal first time buy
- Excellent condition
- Must be viewed
- EPC rating is D, council tax is B

## Our Vendor Loves...

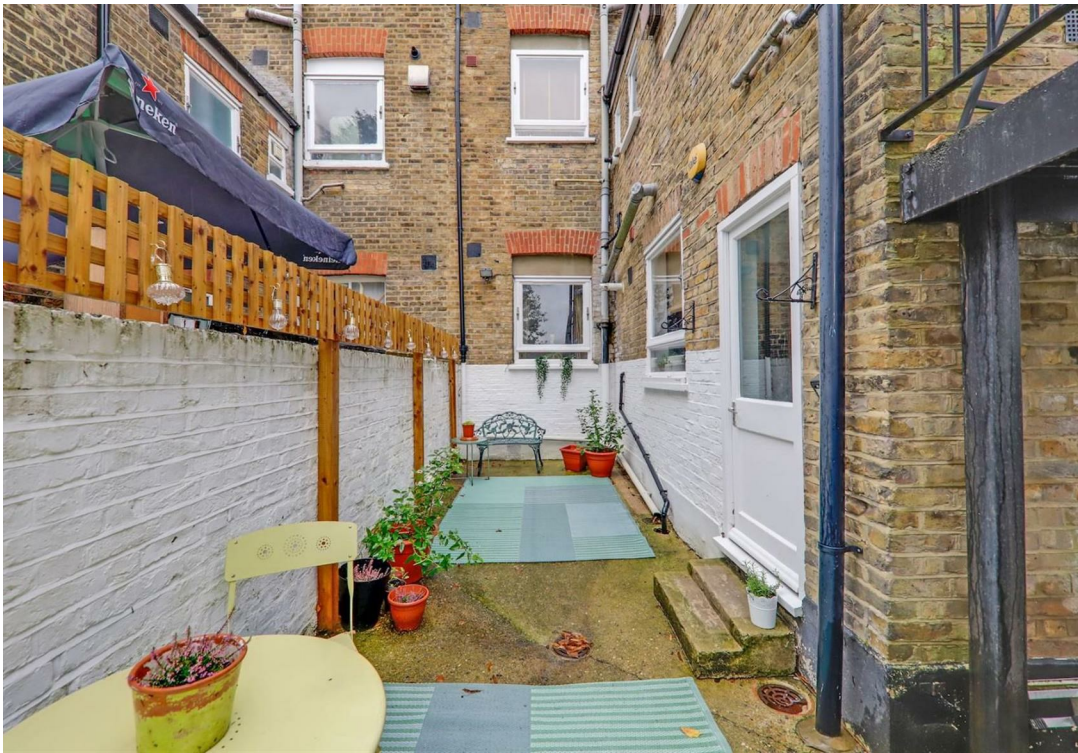
"The high ceilings throughout make the flat feel really spacious for a one bed, whilst the huge window in the living room fills the space with light even on the gloomiest of days. It's been a great flat for having friends round and entertaining, with the courtyard garden providing extra living space for summer barbeques or weekends just sitting out with a coffee. Being so close to Sydenham train station and the high street has also been a huge plus, with great parks nearby and a great community feel!"



Sydenham Sales

020 8488 0011

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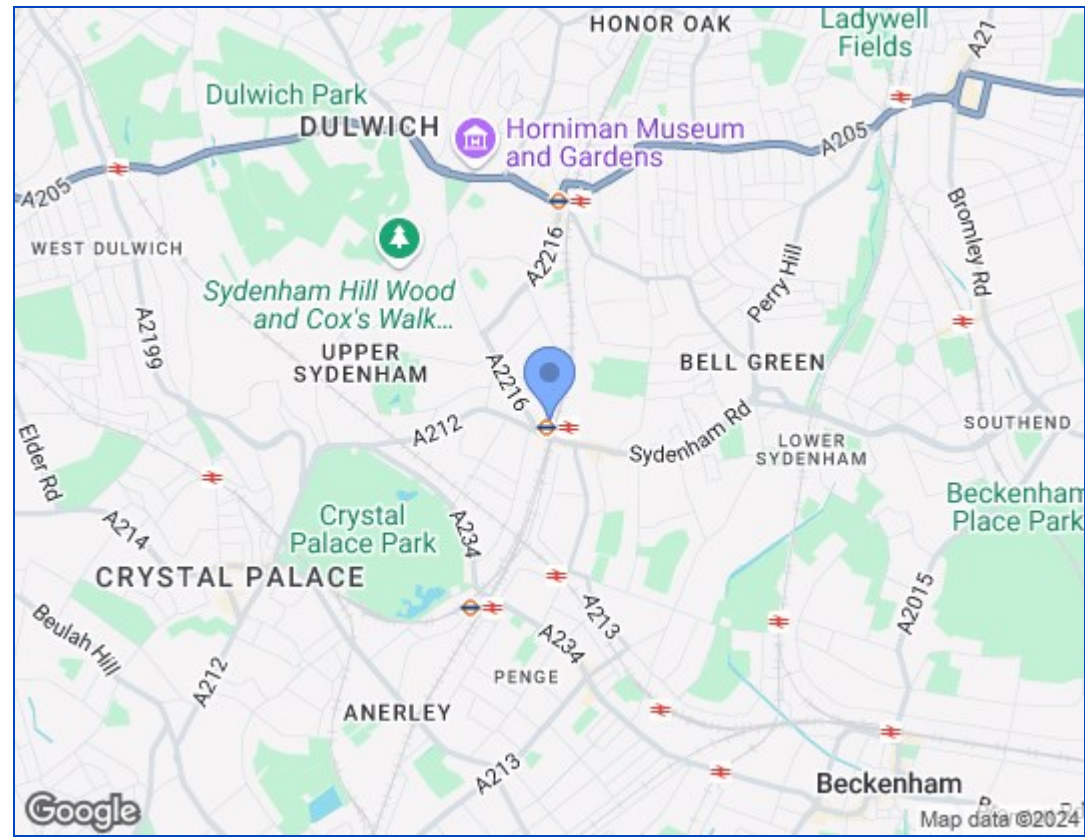
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 634 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 634 SQ FT / 60 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

Hill Gardens  
date: 28/09/24  
photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(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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