



Newlands Park, London

Asking Price £400,000



Property Summary

A fabulous one bedroom ground floor period conversion with a PRIVATE 110ft GARDEN, NO CHAIN, SHARE OF FREEHOLD, ALLOCATED OFF STREET PARKING & BASEMENT.

This huge one bedroom is located in the heart of Sydenham and ideally positioned for lots of local amenities, shops, eateries plus TWO MAINLINE stations (Sydenham and Penge East). With spacious and beautifully proportioned accommodation, high ceilings, lots of natural light and a stunning rear garden, this is a rare and wonderful opportunity.

The details include: to front there is a huge and beautiful reception room with feature fireplace, high high ceilings, attractive bay window, laminate floor and neutral decor, to side is a modern fitted kitchen with an extensive range of wall and base shaker style units, combination gas boiler, vinyl floor, all appliances, window to front and a tiled splashback. The bedroom is enormous and flooded in light, with high ceilings, feature fireplace, laminate floor and neutral decor. The bathroom is nicely presented with a white three piece suite and shower over bath. There is a CONSERVATORY / SUN ROOM ideal as an office, second bedroom or gym, and a large BASEMENT - which could be converted to dramatically increase the property's footprint subject to obtaining the correct permissions / certification. The final piece of this stunning jigsaw, is the 100ft PRIVATE REAR GARDEN that is very much a blank canvass but has the potential to be something very very special.

Offered CHAIN FREE. the property is available to view NOW, so call Propertyworld on 0208 488 0011 to be the first to see.

Property Summary

- One bedroom flat
- Period conversion
- Ground floor
- SHARE OF FREEHOLD
- PRIVATE GARDEN
- CHAIN FREE
- BASEMENT
- Fabulous location
- Must be viewed
- EPC rating is E, council tax is B

Our Vendor Loves...

When I first walked into the flat I knew it was the place I wanted to live. I was struck by the high ceilings, the big rooms and the amazing natural light. Compared to everything else I had viewed, the flat was in a different league. The parking, garden and basement were just big bonuses. It was happy home for many years and I am sure whoever lives there next, will love it as much as I have.

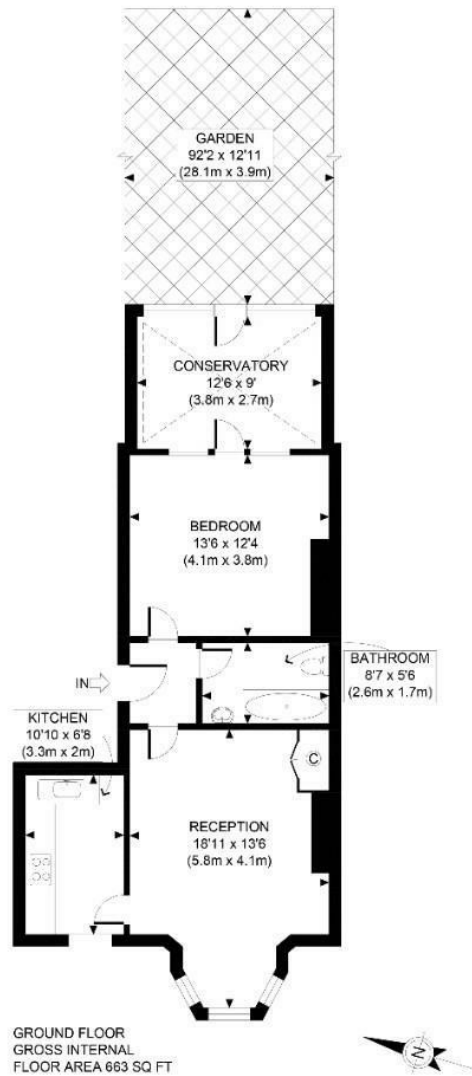


Sydenham Sales

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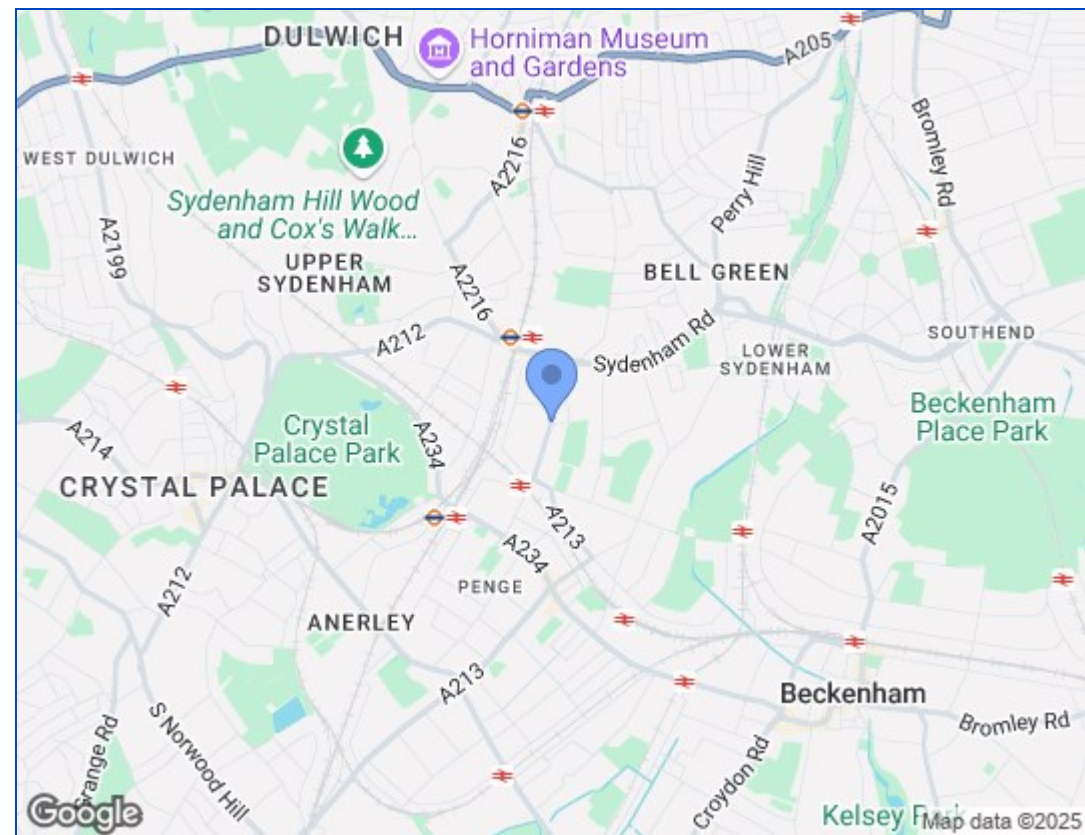
APPROX. GROSS INTERNAL FLOOR AREA 663 SQ FT / 62 SQM

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

Newlands Park

date: 09/10/24

photoplan



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