



Silverdale, Sydenham

Guide Price £425,000



Property Summary

GUIDE PRICE £425,000 - £450,000

Propertyworld is proud to offer this fabulous two DOUBLE bedroom top floor flat in the heart of SE26. This super property is modern with generous room sizes, SHARE OF FREEHOLD, PARKING and beautifully proportioned accommodation throughout. A first time buyers dream, the flat benefits from a stunning location - literally a minute from Sydenham mainline station and high street with its array of eateries and cafes, and only a short walk to beautiful MAYOW PARK. The property is flooded in natural light and includes: a fabulous and spacious lounge with a beautiful engineered wood floor, neutral decor, Juliet balcony and Velux window plus lots of space for a dining room table and chairs. The kitchen is modern and fully fitted with an extensive range of wall and base SHAKER style units, laminate worktop, integrated appliances, induction hob, tiled splashback and Velux window with gorgeous views over the local area. There are two DOUBLE bedrooms - both flooded in light and beautifully presented - the master includes extensive built in wardrobes. The bathroom is modern and nicely presented with a three piece suite, shower over bath, tiled walls and towel rail. Measuring almost square 80 metres, the flat is spacious, beautifully presented and ready for immediate occupation. Call Propertyworld now on 0208 488 0011 to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

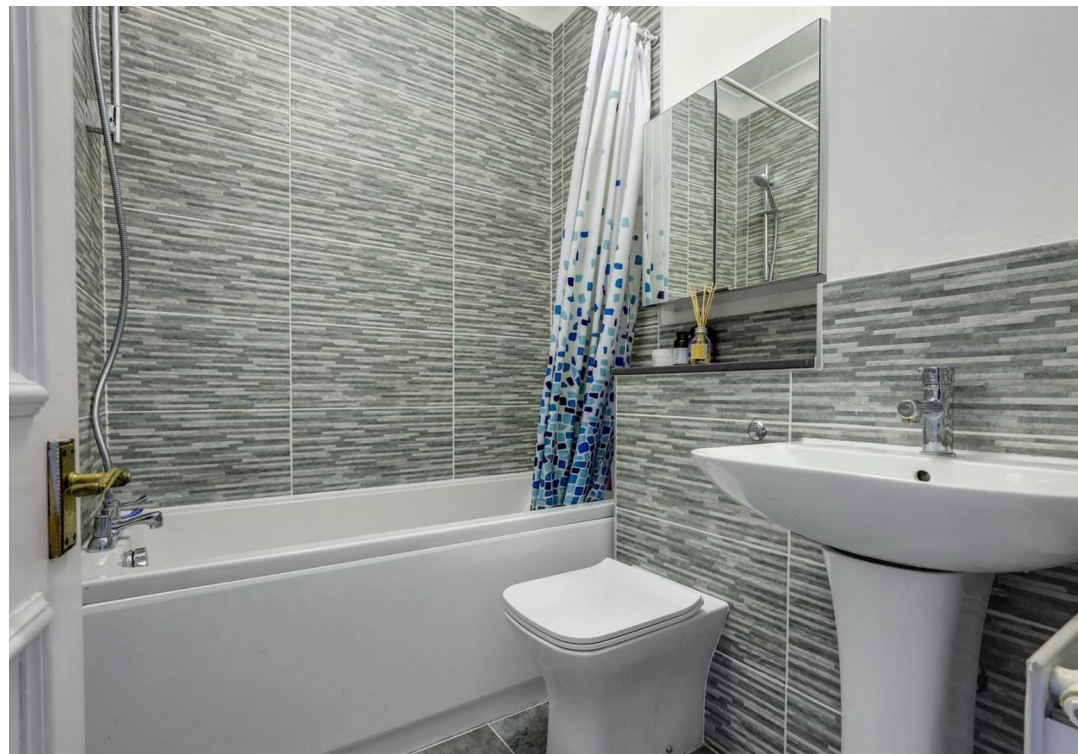
Property Summary

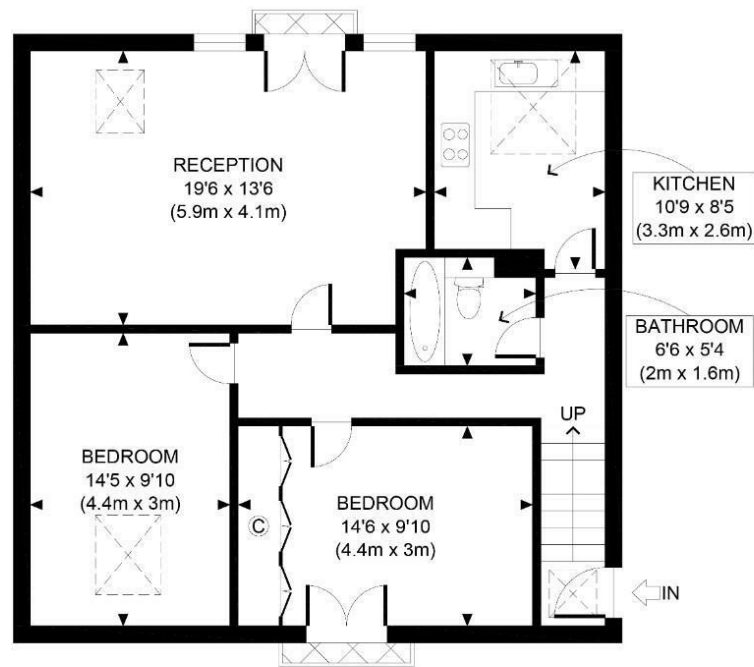
- Two bedroom flat
- Top floor property
- Modern GATED development
- SHARE OF FREEHOLD
- PARKING
- Fabulous location
- Spacious accommodation
- Stunning interior
- Ideal first time buy
- Council tax is B / EPC is

Our Vendor Loves...

We love the Flat as its conveniently located, close to local amenities and the transport links are great with the Overground, and trains to both London Bridge and Victoria. It's also a very Green area with lots of parks near by, as well as being close to the CP triangle where there are an abundance of nice restaurants and pubs. The flat itself is spacious with 2 equally sized bedrooms and great sized living room, and lots of light, which stood out from other properties we visited. It's been a great first home.







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 803 SQ FT



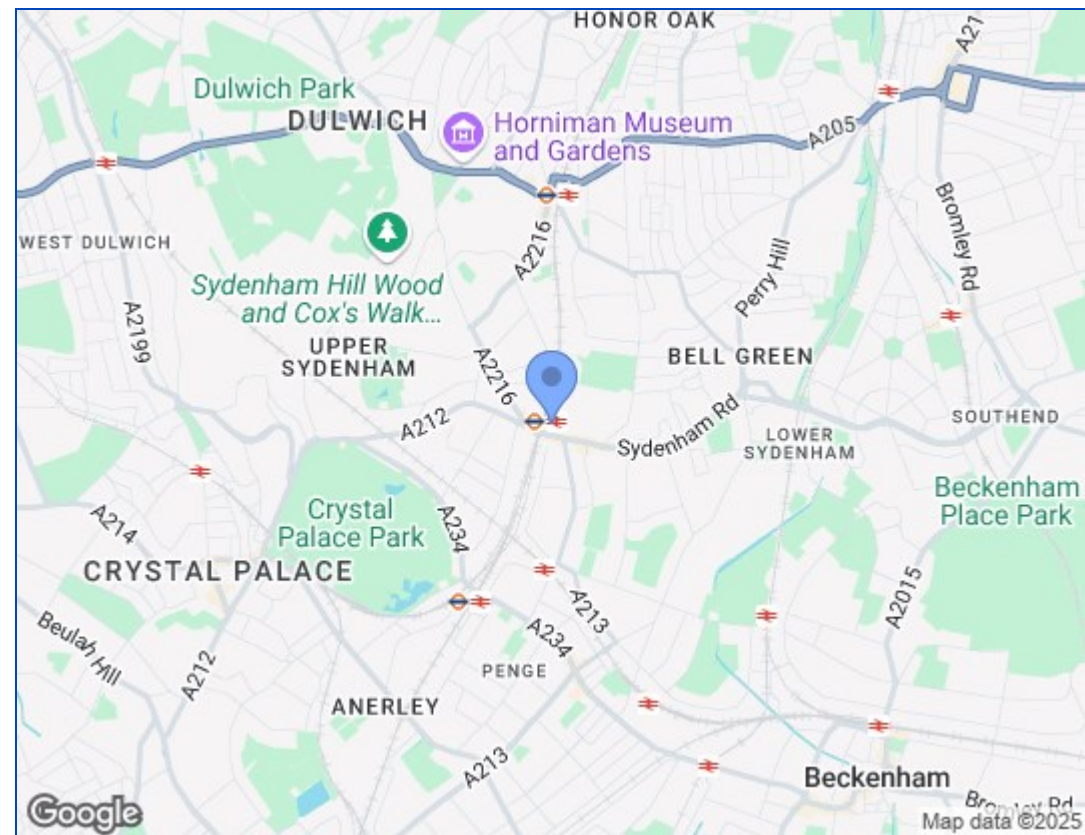
APPROX. GROSS INTERNAL FLOOR AREA 803 SQ FT / 75 SQM

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

Sycamore Court

date 06/12/24

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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