



**Taylors Lane, London**

Asking Price £400,000



## Property Summary

Propertyworld is proud to bring this stunning two bedroom top floor flat to market with SHARE OF FREEHOLD, PRIVATE BALCONY (looking into Wells Park), OFF STREET PARKING and a 21ft lounge / diner. Rare to market, this is a fabulous property and a rare opportunity for discerning first time buyers. The property is flooded in light and benefits from generous room sizes and beautifully proportioned accommodation throughout. Taylors Lane is a quiet residential road, running aside beautiful Wells Park and close to Kirkdale and the centre of Sydenham. The flat includes: a gorgeous 21ft lounge with PRIVATE BALCONY, lots of light and direct views into the park. The room is decorated in neutral tones with high spec laminate flooring and ample space for a dining room table and chairs. The kitchen is attached to side, fully fitted and modern. There is a range of shaker style light grey units, laminate worktop, integrated gas hob, electric oven and tiled splash back. The bedrooms are both generous and beautifully presented - the master includes a wall of bespoke built in wardrobes, neutral decor and fitted carpet. There is modern family bathroom with three piece suite, shower over bat, heated towel rail plus there is a generous and very welcoming entrance hallway. Tucked away at the top of Wells Park Court, the property has a great outlook front to back and with a stunning balcony and OFF STREET PARKING, lots of extra benefits that make it extra special. A dream FIRST TIME BUY, call Propertyworld on 0208 488 001 to be the first to view.

## Property Summary

- Two bedroom flat
- Top floor, purpose built
- Private balcony
- Fabulous views into Wells Park
- Stunning presentation
- SHARE OF FREEHOLD
- Flooded in light
- OFF STREET PARKING
- Must be viewed
- EPC rating is C, Council tax is C

## Our Vendor Loves...

"We have loved living at Wells Park Court, the spacious living area filled with natural light has been a perfect place to start our family. The location is fantastic, with the park just opposite offering a peaceful view and a perfect place for a walk. It's a quiet and friendly neighborhood, with Crystal Palace and Dulwich within easy distance. The convenience of two stations nearby, as well as the nearby shops and cafes, makes daily life easy and enjoyable. Overall, the flat has provided us with a perfect balance between London living and access to green spaces."

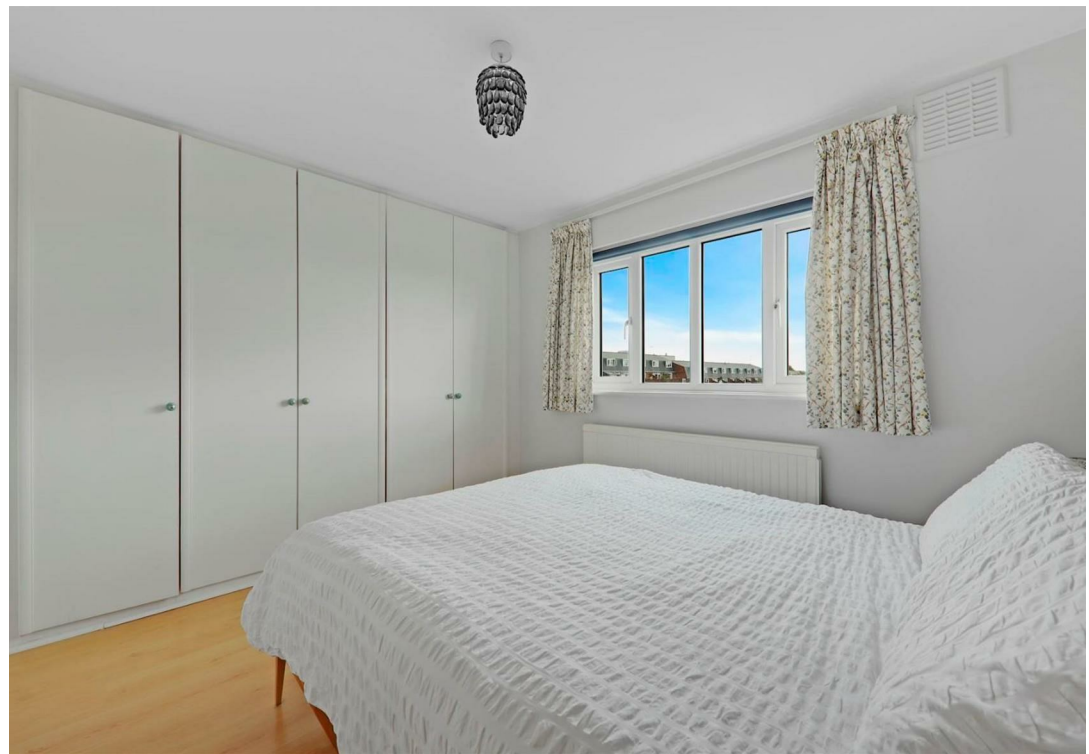


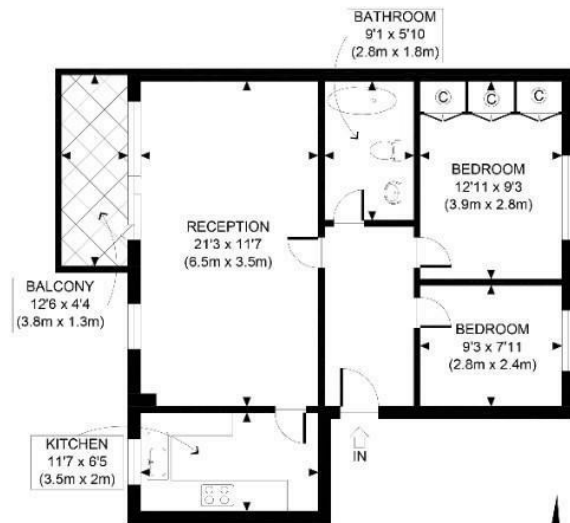
Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)







SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 664 SQ FT

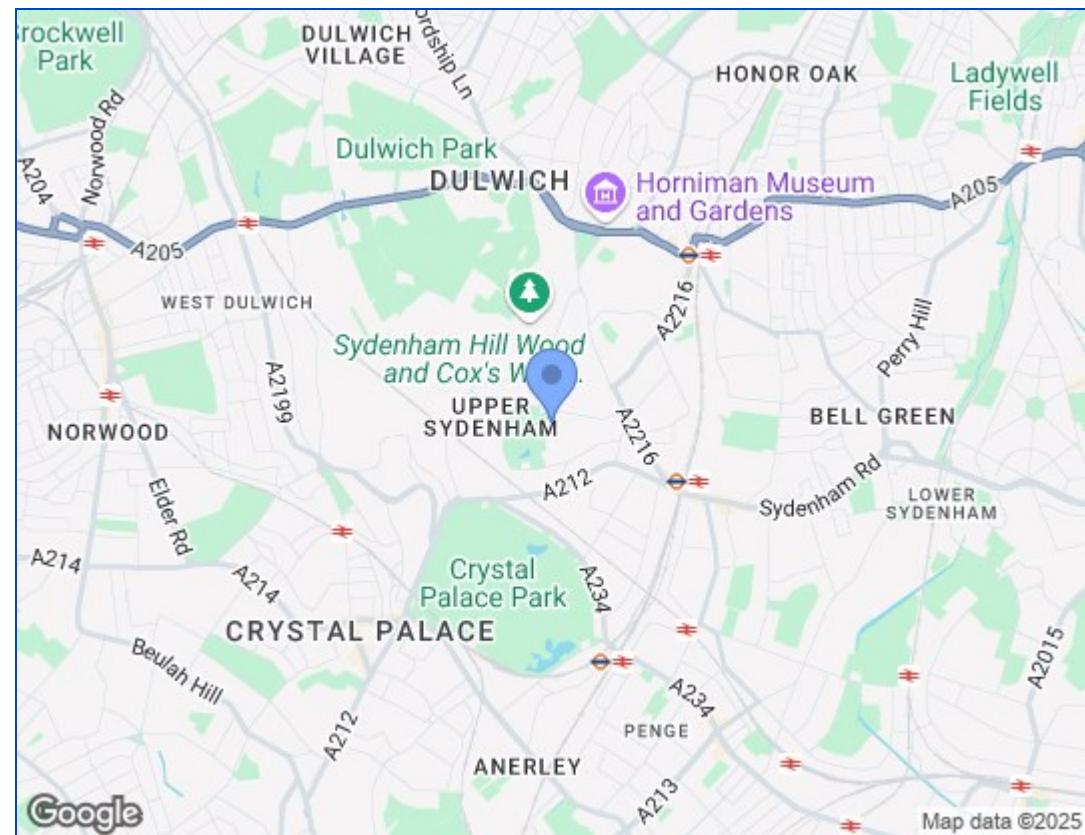
APPROX. GROSS INTERNAL FLOOR AREA 664 SQ FT / 62 SQM

Wells Park Court

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

date: 15/08/24

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

