



Mayow Road, Sydenham

Price Guide £350,000



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Property Summary

Guide Price: £350,000 – £375,000

Propertyworld is thrilled to present this stunning one-bedroom conversion flat, located on the ground floor of an imposing detached Victorian villa, perfectly positioned opposite the award-winning, iconic Mayow Park in Sydenham. Bursting with period charm and an abundance of natural light, this immaculately presented home is the ideal first-time purchase.

The accommodation is beautifully finished throughout, with standout features that include a spectacular front reception room. Boasting high ceilings and an expansive bay window, this space is bathed in natural light, creating an airy and welcoming atmosphere. The fully fitted kitchen continues the stylish theme, featuring royal blue units complemented by crisp off white worktops, and integrated oven and hob.

The perfectly proportioned bedroom is bright and tranquil, offering the perfect retreat, while the modern, fully fitted bathroom completes the accommodation with sleek, contemporary finishes.

This property is the only one in the building with direct access to the side shared garden, which feels almost private. Residents also enjoy access to a large, well-manicured shared garden to the rear, providing additional outdoor space perfect for relaxing or socializing.

Off-street parking, low service charges and a newly extended lease are further benefits.

Located in one of Sydenham's most sought-after spots, directly opposite Mayow Park and within walking distance of local amenities, coffee shops, gastropubs and restaurants, alongside excellent transport links, this apartment is the ideal stylish home for all aspiring first time buyers.

Property Summary

- One bedroom ground floor flat
- Set within a stunning detached Victorian villa
- Directly opposite Mayow Park
- Sole direct access to shared side garden
- Additional communal garden with large lawn
- Well presented throughout
- Fully fitted kitchen
- Contemporary bathroom suite
- Council tax band D
- EPC rating D



Our Vendor Loves...

"We have loved living here for the last 5 years, we really feel part of the community and have such friendly neighbours. We have felt very lucky to be so close to Mayow Park, enjoying early morning walks and the amazing food the café has to offer. We've loved being so close to the high street, enjoying the many pubs and restaurants Sydenham has to offer. The transport links are a huge bonus, with frequent trains into London Bridge, and the Overground has made getting to East London so quick and easy."



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 526 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 526 SQ FT / 49 SQM <small>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</small>	Mayow Road
	Date: 20/12/24
	photoplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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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