



Bell Green Lane, London

Guide Price £325,000



Property Summary

Guide Price: £325,000 - £350,000

Propertyworld is pleased to offer this fabulous & very spacious two bedroom split level maisonette to the sales market. Offering lots of generous living space throughout, fabulous natural light and beautiful proportions, the property is a simply wonderful. This first time buyers dream has been lovingly cared for by the current owners and is offered in fabulous condition. The details include: modern fitted kitchen with a range of high gloss white wall and base units, integrated hob, oven & extractor fan, tiled splashback, spotlights, Worcester combi boiler and two double glazed windows, there is a gorgeous lounge with a beautiful laminate floor, neutral decor, attractive feature fireplace wall, large double glazed window, two genuine double bedrooms on the first floor one with a built in wardrobe, modern bathroom with three piece suite and new shower, on the first floor landing there is also loft access for storage. Wow! A beautiful and spacious property. Other benefits include: double glazing throughout, gas central heating AND a VERY LARGE GARDEN measuring 10 x 7 metres! Please call Propertyworld on 0208 488 0011 to view but be quick as we anticipate strong demand.

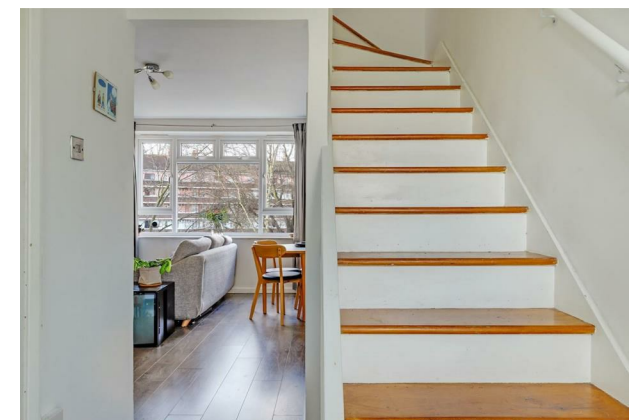
Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

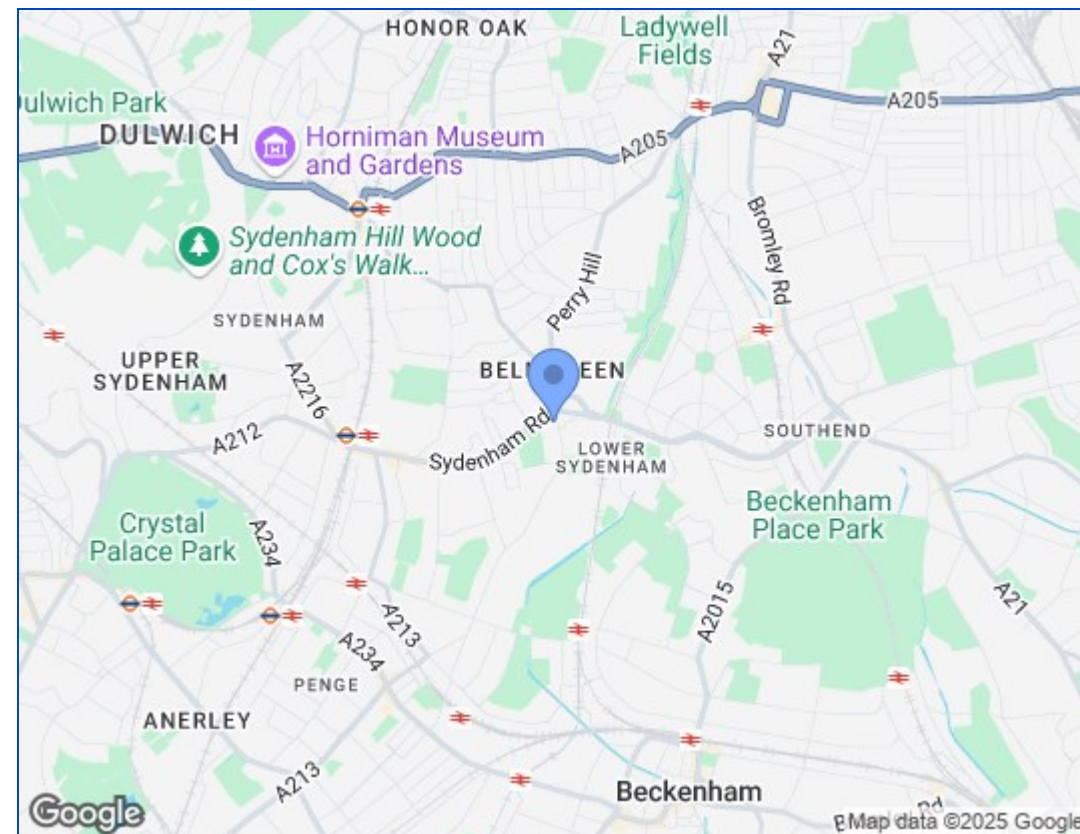
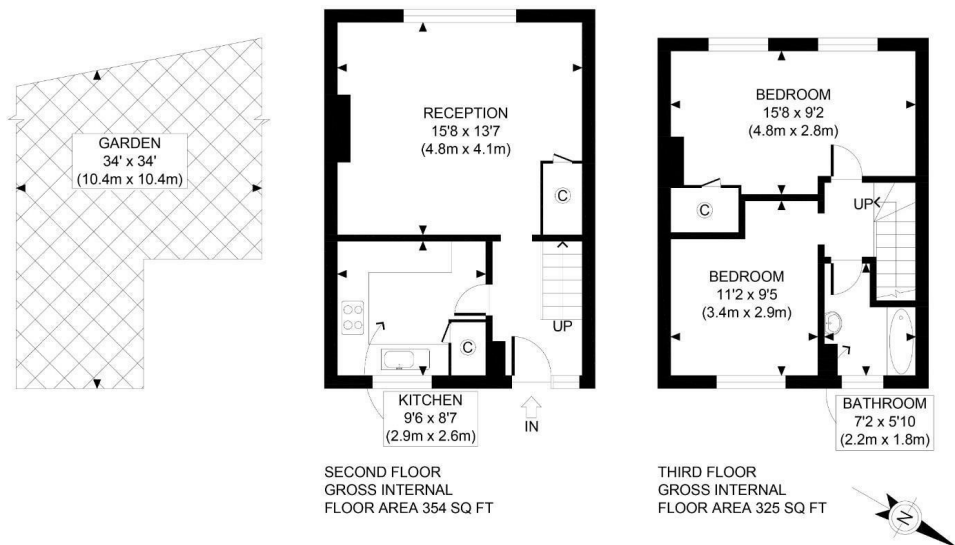
- Two bedroom flat
- Modern purpose built
- Incredibly spacious
- Two floors of accommodation
- GARDEN
- Excellent location
- Ideal first time buyer
- Lots and lots of storage
- Must be viewed
- EPC rating is F, council tax is B

Our Vendor Loves...

"This has been the perfect first home for us. It's in a great location - Sydenham is a proper South London neighbourhood with plenty of parks, shops, cafes and pubs nearby. It's been fantastic for commuting, with surprisingly quick, convenient and quiet transport links into central London. Surrounded by friendly family neighbours, the property itself is a lovely bright space that feels like a private sanctuary. The only reason we're moving is to be nearer family after a recent new arrival, otherwise we'd be staying for many more years."







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	25	44
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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