



Newlands Park, London

Guide Price £550,000



Property Summary

Guide Price: £550,000 - £575,000

Propertyworld is pleased to act as sole agents on this stunning THREE bedroom first floor flat with a PRIVATE GARDEN, SHARE OF FREEHOLD and packed with period details and charm. This fabulous property is beautifully presented and benefits from spacious and nicely proportioned accommodation, a gorgeous kitchen / diner, lots of natural light, a top spec finish and much more. Ideal as either a FIRST TIME BUY or for those seeking a step up the ladder and looking for more space. Located on a popular road of period properties, the flat is only a few minutes walk to the centre of Sydenham and all the amenities, cafes and restaurants it has to offer. This stunning flat also benefits from easy access to TWO mainline stations - Sydenham and Penge East - serving Victoria, London Bridge and Canada Water.

This period gem is rare, and gorgeous, and decorated with a vibrant but warm palette. Stylish yet homely, the basic details include: a fabulous kitchen /diner with dual aspect, matt white units, oak worktop and ceramic sink with dining table to centre. There is a utility space to rear featuring a new (installed in 2021) energy efficient boiler and direct access to the private WEST FACING rear garden. To front is the beautiful lounge with a feature fireplace, stunning bay window, lots of natural light, fitted carpet and picture rail. There are THREE BEDROOMS (2 dbs, 1 sgl) - all presented beautifully and in keeping with this wonderful property. The master is the standout room with built in wardrobes, gorgeous light and tasteful decor. To finish the internal areas is a recently upgraded & spacious bathroom which includes: a three piece suite, heated towel rail, tiled floor and tiled walls. The garden is incredibly private, mainly laid to patio with shrubs and plants to the borders. A truly beautiful flat and fabulous example of Victorian charm. EPC and council tax are band C. Call Propertyworld on 0208 488 0011 to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

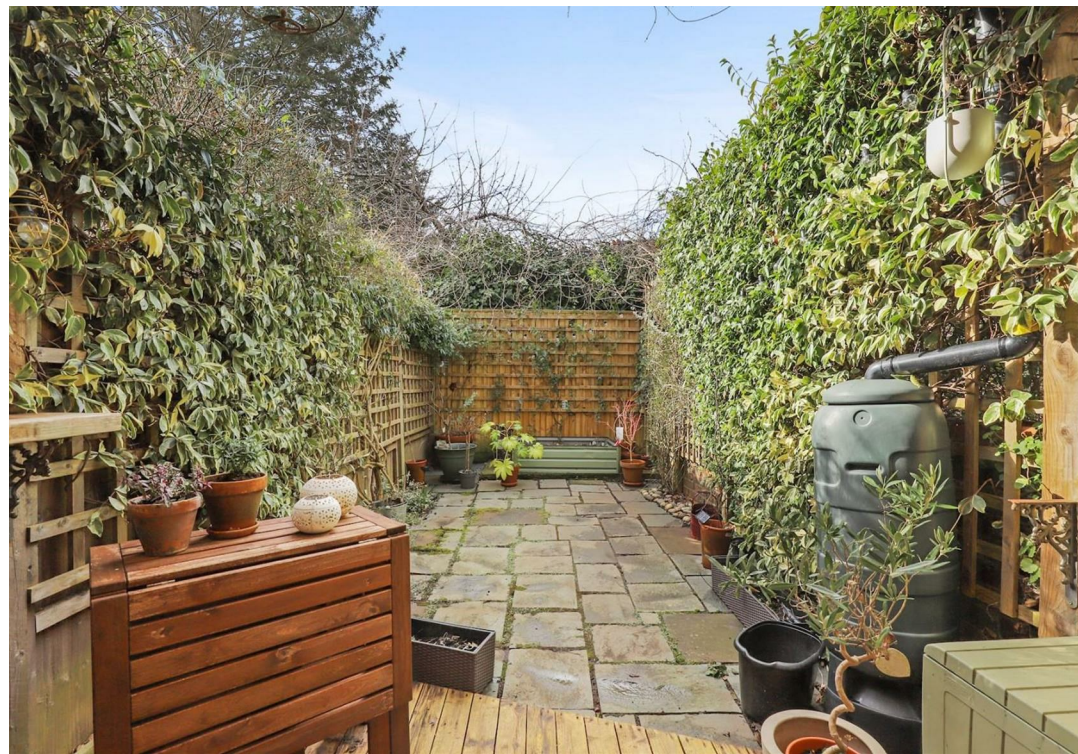
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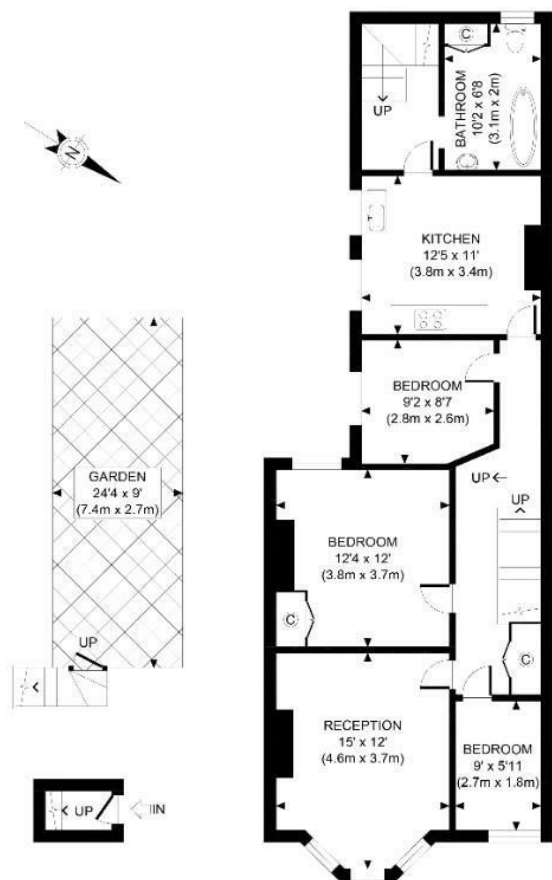
- Three bedroom flat
- Period property
- Private west facing garden
- Stunning interior
- Gorgeous kitchen /diner
- Large loft
- Fabulous location
- Full of features and charm
- Flooded in light
- Must be viewed

Our Vendor Loves...

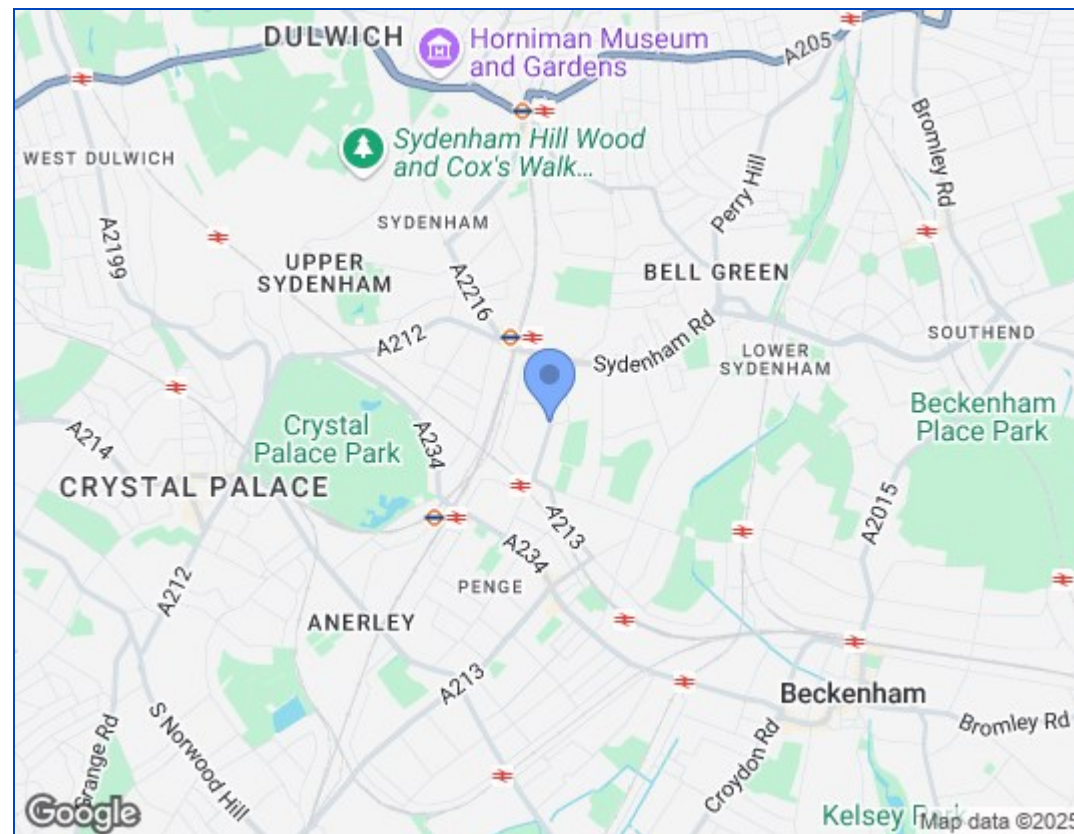
We've loved living in this flat - it's just so light and spacious. We love having friends over to sit out in the garden, which feels very private, and being within minutes of Sydenham and Penge East stations means it's been so easy for commuting into different areas of London or going out in the evenings. The kitchen and bathroom are lovely to be in at the end of the day where they're both bathed in sunshine.







APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT / 81 SQM	Newlands Park
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 28/02/25 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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