



**Hall Drive, London**

Asking Price £450,000



## Property Summary

LOCATION, LOCATION, LOCATION.

Propertyworld are proud to act as sole agents on this fabulous three bedroom GROUND FLOOR maisonette with PRIVATE GARDEN, 900+ LEASE, NO CHAIN & PRIVATE GARAGE located on Sydenham's best PRIVATE ROAD. Hall Drive is simply a joy - a quiet oasis nestled in the heart of the Lawrie Park Triangle, close to all local amenities and shops yet away from the hustle and bustle of urban living. Sydenham Station and High Street are a two minute walk away. The property is a post war ground floor maisonette in a small block of 4, with it own PRIVATE ENTRANCE, SHARE OF FREEHOLD & PRIVATE GARDEN & GARAGE. . Flooded in natural light, and offered in excellent condition, this an exciting opportunity.

The brief details include: a fabulous lounge to front with views over the FRONT GARDEN and private road. neutral decor, high spec laminate floor and a large double glazed window which floods the room in light, the kitchen is stunning with an extensive range of wall and base shaker style units, integrated appliances, gas hob, electric oven and tiled floor, there are THREE bedrooms - all tastefully presented and all in keeping with this rare property, the bathroom is modern and includes a three piece suite and shower over bath. To rear there is a PRIVATE WEST FACING garden. Offered CHAIN FREE, this gem of a flat demands your attention. Call Propertyworld on 0208 488 0011 to view.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

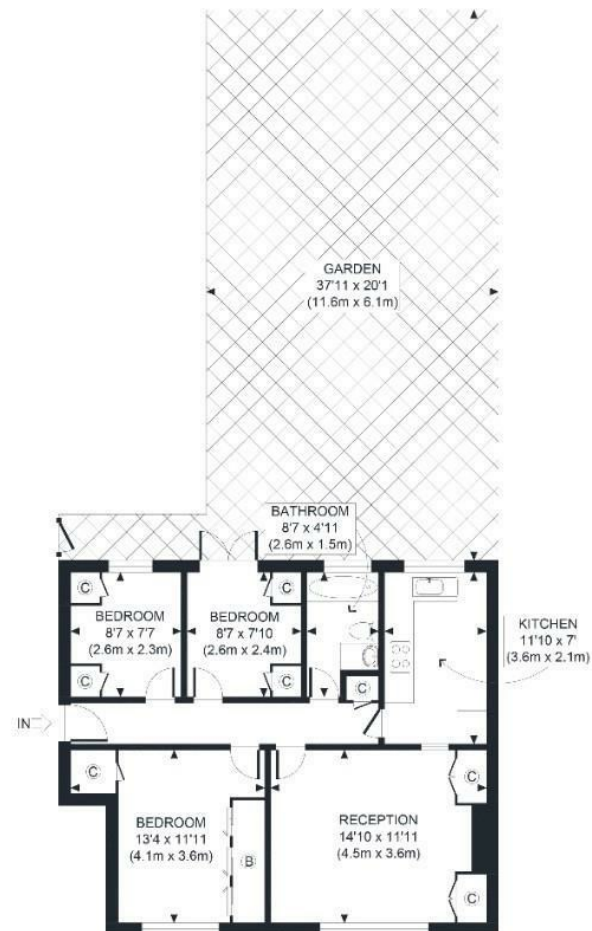
- Three bedroom maisonette
- Ground floor
- 900+ YEAR LEASE
- CHAIN FREE
- PRIVATE GARDEN
- GARAGE (newly refurbished)
- PRIVATE ENTRANCE
- Private road
- Rare opportunity
- EPC rating is C / Council tax is C

## Our Vendor Loves...

Will never forget first time I drove up Hall Drive, with friend, looking for new property. The many, gorgeous trees on this unusual, private road were in full bloom and we both decided I had to view. While I ended up going overseas to work, for some years, it has always been my London home, and I still adore the street, as well as the whole area. I have many fond memories of get-togethers with friends and family in the cute garden at the back.







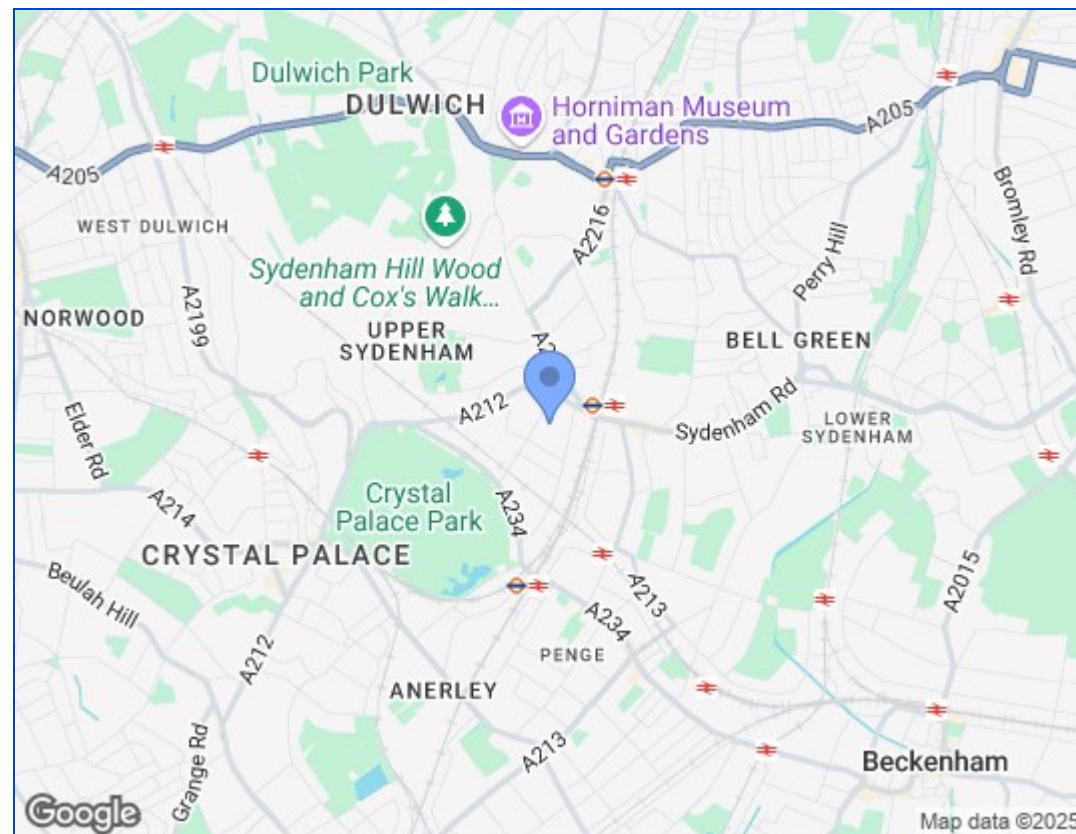
APPROX. GROSS INTERNAL FLOOR AREA 662 SQ FT / 62 SQM

Hall Drive

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: 21/03/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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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