



## Cricketers Walk, Sydenham

Offers In Excess Of £350,000



## Property Summary

A well presented TWO bedroom GROUND FLOOR, purpose built flat with ALLOCATED OFF STREET PARKING, NO CHAIN and SHARE OF FREEHOLD offered to the sales market by Propertyworld. Forming part of the Cricketers Walk development (so named because it stands on the former residence of W.G Grace), the property benefits from arguably the best location in Sydenham. Lawrie Park Road is a beautiful residential road in the heart of Upper Sydenham and the property is literally a five minute walk to Sydenham high street, mainline and Overground station, which offers direct trains to London Bridge, Highbury & Islington and Shoreditch High Street.

The property is spacious in our opinion, with fabulous natural light, generous room sizes and offered in excellent condition throughout. An ideal FIRST TIME BUY or INVESTMENT OPPORTUNITY, we expect strong demand. The details include: stunning 18ft lounge with wood floors, double glazed windows, dining space plus archway opening into the kitchen with integrated fridge freezer and washing machine, 2 spacious bedrooms with built in storage, neutral decor and large double glazed windows, a very modern bathroom with white three piece suite and shower over bath, tiled walls and tiled flooring. The kitchen is separate but open plan and includes: a range of wall and base units, tiled splashback, double glazed window, electric oven and integrated extractor fan. There is also an entrance hallway with several useful storage cupboards. Further benefits include: ENTRY PHONE SECURITY, ALLOCATED PARKING and much more. Call Propertyworld on 0208 488 0011 to view.

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

## Property Summary

- Two bedroom flat
- Ground floor
- Modern, purpose built
- SHARE OF FREEHOLD
- CHAIN FREE
- ALLOCATED PARKING
- Fabulous location
- Spacious and well presented
- Ideal FIRST TIME BUY
- EPC rating is C, council tax is C

## Our Vendor Loves...

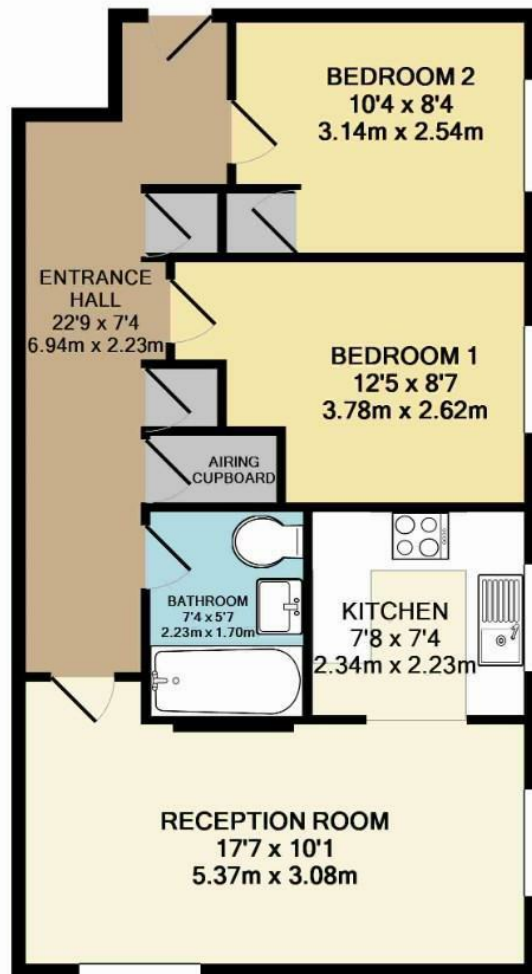
My first property has been a special place full of warm happy memories. I love the flat and the building - its well managed and so close to everything. - plus the parking and Crystal Palace Park so close. Work has meant I have moved away but Cricketers Walk will always hold a special place in my heart.







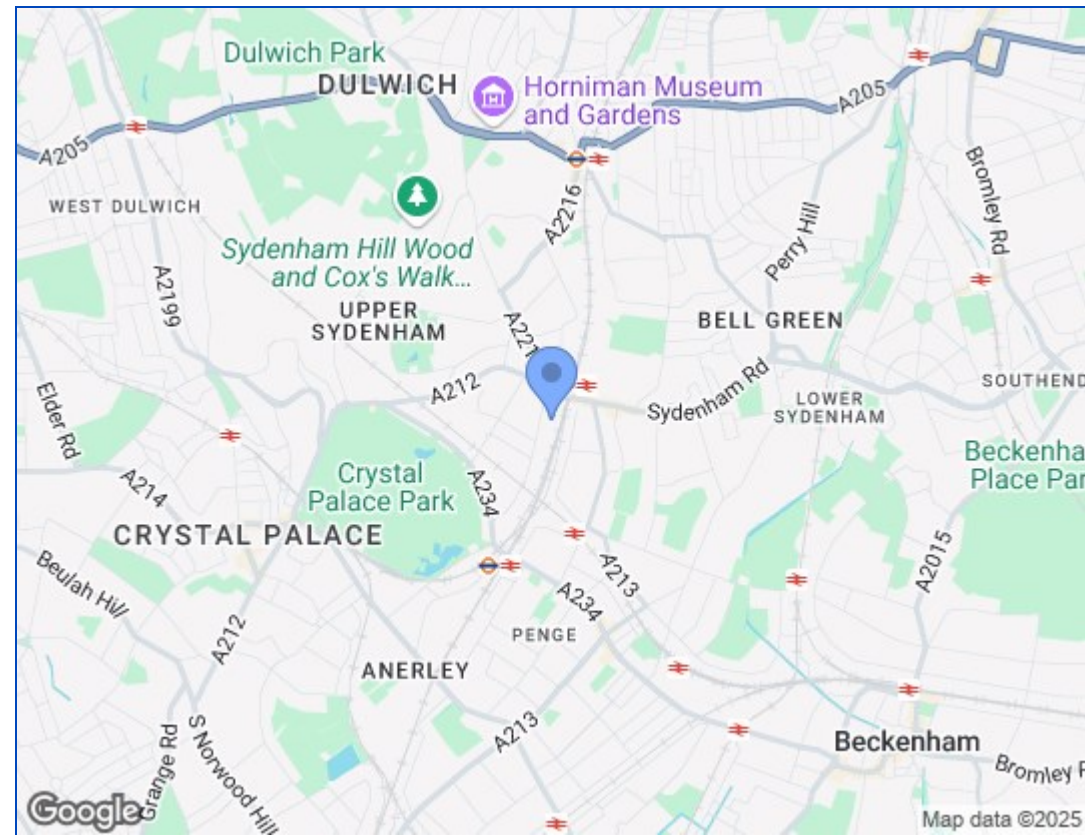




TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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>	71	77
(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	

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