



Springfield Road, London

Guide Price £425,000



Property Summary

Guide Price: £425,000 - £440,000

A stunning GROUND FLOOR, two bedroom, modern purpose built flat with PRIVATE BALCONY, SHARE OF FREEHOLD, 999 year lease* & PARKING offered to the sales market by Propertyworld. This fabulous property forms part of a well known and popular post war development in the heart of the Lawrie Park Triangle close to the heart of Sydenham and two minutes from Crystal Palace Park. There is a gorgeous outlook from every room, with the PRIVATE BALCONY looking out onto Sydenham tennis club - which is stunning. The development includes: extensive communal gardens and off street parking. The property has been beautifully cared for by the current and offers stylish, modern and spacious accommodation throughout.

The details include: a stunning lounge with large double glazed windows & patio door, lots of natural light, neutral decor plus a stunning feature wall, high spec laminate floor and private balcony with stunning outlook. The kitchen is modern and fitted with an extensive range of wall and base units, laminate worktop, integrated oven and hob and a charming view over the communal gardens to rear, there are two GENUINE DOUBLE bedrooms both with built in wardrobes and lovely views, the bathroom is modern with a three piece suite, tiled floor and shower over bath. Spacious, with fab views, beautifully presented with lots of extras - (PARKING, 999 YR LEASE, BALCONY & SHARE OF FREEHOLD) make this flat very very special. An ideal first buy, we expect high demand, so book your appointment to view by calling Propertyworld on 0208 488 0011.

Property Summary

- Two bedroom flat
- Modern, purpose built
- SHARE OF FREEHOLD
- Parking & extensive gardens
- Ground floor
- Private balcony
- Fabulous location
- Ideal first time buy
- Must be viewed
- EPC rating is D, council tax is C

Our Vendor Loves...

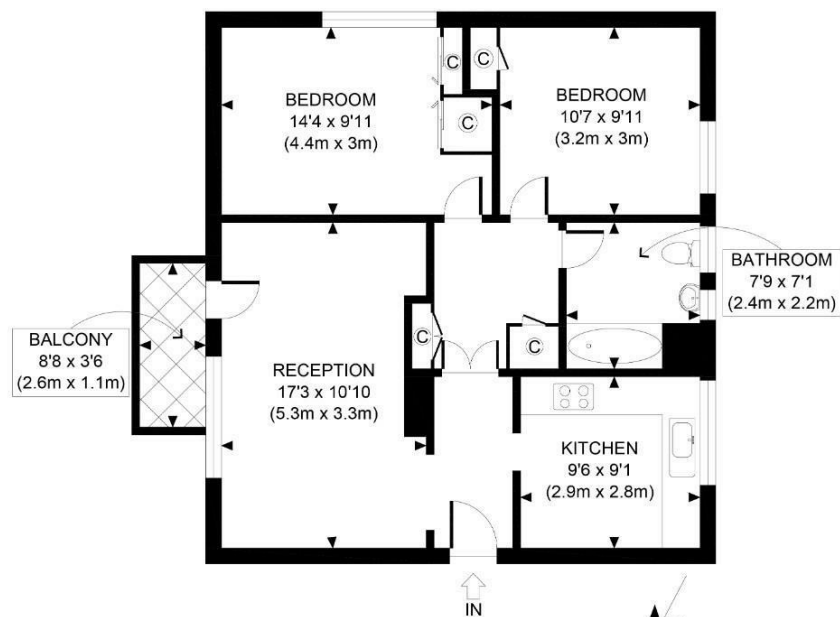


Sydenham Sales

020 8488 0011

www.propertyworlduk.net





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 699 SQ FT

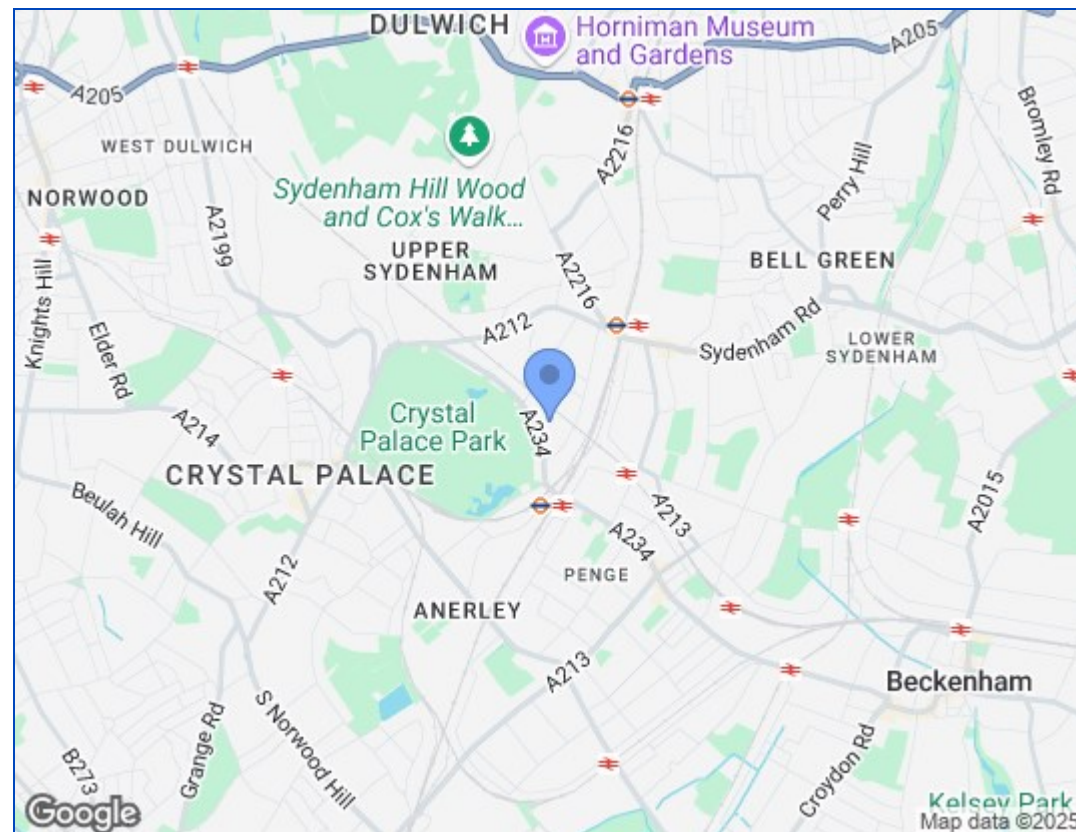
APPROX. GROSS INTERNAL FLOOR AREA 699 SQ FT / 65 SQM

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

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date 17/04/25

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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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