



**Thorpe Close, London**

Asking Price £399,999





## Property Summary

Propertyworld is proud to act as sole agents on this fabulous two bedroom ground floor 1930s purpose built flat. Located within the Thorpe Conservation Area and two mins from the beautiful Mayow Park - this is a special flat and a rare opportunity. The property is a much loved family home, and benefits from a small quiet block, generous room sizes, beautifully proportioned accommodation throughout and large communal gardens to rear. The flat includes: to front is a stunning lounge with a beautiful original herringbone parquet floor, neutral decor, feature fireplace and a large wall to wall window which floors this fab room in light, the kitchen looks out onto the large communal gardens and is modern and fully fitted. Benefiting with an extensive range of wall and base units, . gorgeous oak worktop, some open shelves and convenient hanging rails, combi boiler and tiled splash. There are two bedrooms - the master is larger - both nicely presented and flooded in light, with the parquet floor extended to both. The bathroom is cute and well presented with a three piece suite, shower over bath, tiled walls and heated towel rail. This is super flat and an ideal first time buy. It is stylish, nicely presented but most of all it is a happy, warm and cosy home. You have to see it. Call Propertyworld on 0208 488 0011 to book appointment to view.

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## Property Summary

- Two bedroom flat
- Ground floor
- Purpose built
- Fabulous location
- Spacious accommodation
- Ideal first time buy
- Beautiful original features
- Flooded in light
- Close to Mayow Park / large communal gardens
- EPC is C , Council tax is B

## Our Vendor Loves...

We've loved living at Thorpe Close for the past seven years. The flat has such cosy and characterful features, especially the curved art deco ceilings and original parquet floors. The rooms are well-proportioned, with views of green from every window. Positioned at the end of the block has meant private access to a front garden as well as the end section of the large communal garden.

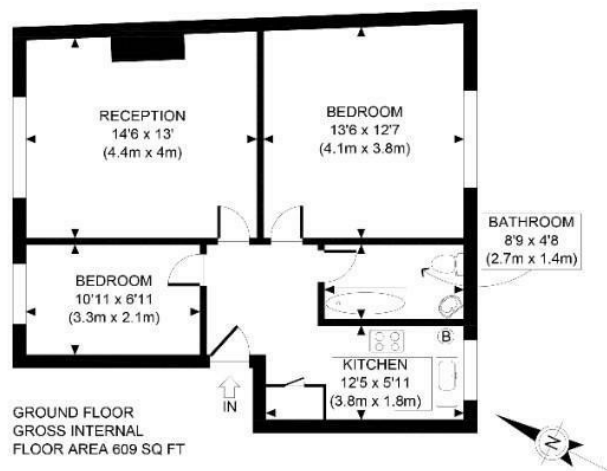
We've been lucky to live so close to a train station for adventures across the city, just a short walk to the high st with all its essential amenities, and a stone's throw from Mayow Park for Sunday walks and play with the kids. We have such happy memories living here and are only leaving since our family is growing. We will miss Thorpe Close but are grateful to have been a small part of its history.



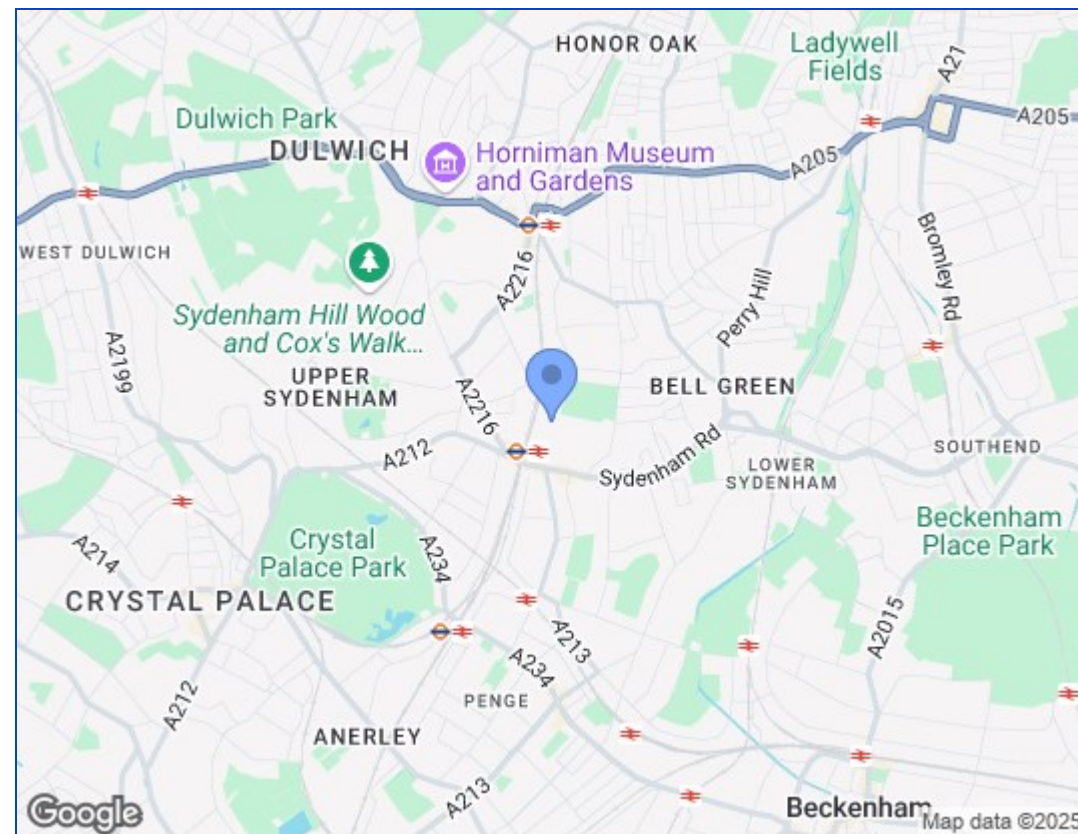








<b>APPROX. GROSS INTERNAL FLOOR AREA 609 SQ FT / 57 SQM</b>	<b>Thorpe Close</b>
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 18/09/24
	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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