



Byne Road, Sydenham

Asking Price £475,000



Property Summary

Propertyworld is proud to present this stunning two bedroom, ground floor Victorian conversion with private garden located on the highly sought-after Byne Road, Sydenham. Bursting with charm and natural light, this beautiful period home effortlessly blends character with contemporary living. The property is offered with a share of freehold and long lease.

At the front of the property is the generous master bedroom, complete with a large bay window, elegant plantation shutters, and bespoke alcove storage. The second bedroom opens directly onto the rear garden — a true oasis — with a part-decked area flowing into a stylish circular landscaped space, surrounded by mature trees including a flowering Magnolia Gigantica, Jasmine and Passion flower bushes, and a second smaller magnolia. Perfect for entertaining, BBQs or simply relaxing in total privacy.

The heart of the home is a spacious open-plan kitchen and reception. The kitchen features solid oak worktops, classic cream shaker units and another direct garden access. The hallway and kitchen diner boast gorgeous solid oak flooring, enhancing the property's period appeal. The recently refurbished bathroom is sleek and contemporary, fitted with luxurious Mandarin Stone tiles and modern fittings.

Further benefits include: replaced radiators, a partially upgraded kitchen, long lease and share of freehold, and a prime location just minutes from both Sydenham and Penge East stations offering excellent transport links into Central London.

You can walk to several parks and green spaces including Alexandra Recreation and Crystal Palace Park. Penge and Sydenham centres are a stroll away offering a wealth of restaurants, gastropubs, coffee shops and independent retail outlets.

A rare gem of a property on one of Sydenham's most desirable roads — offered exclusively by Propertyworld.

Property Summary

- Two bedroom period conversion
- Private rear garden
- Full of natural light and character
- Generous reception / kitchen
- Oak flooring in hallway and reception
- New bathroom with Mandarin Stone tiles
- Share of freehold and long lease
- Perfect first time buy
- Council Tax Band B
- EPC Rating C

Our Vendor Loves...

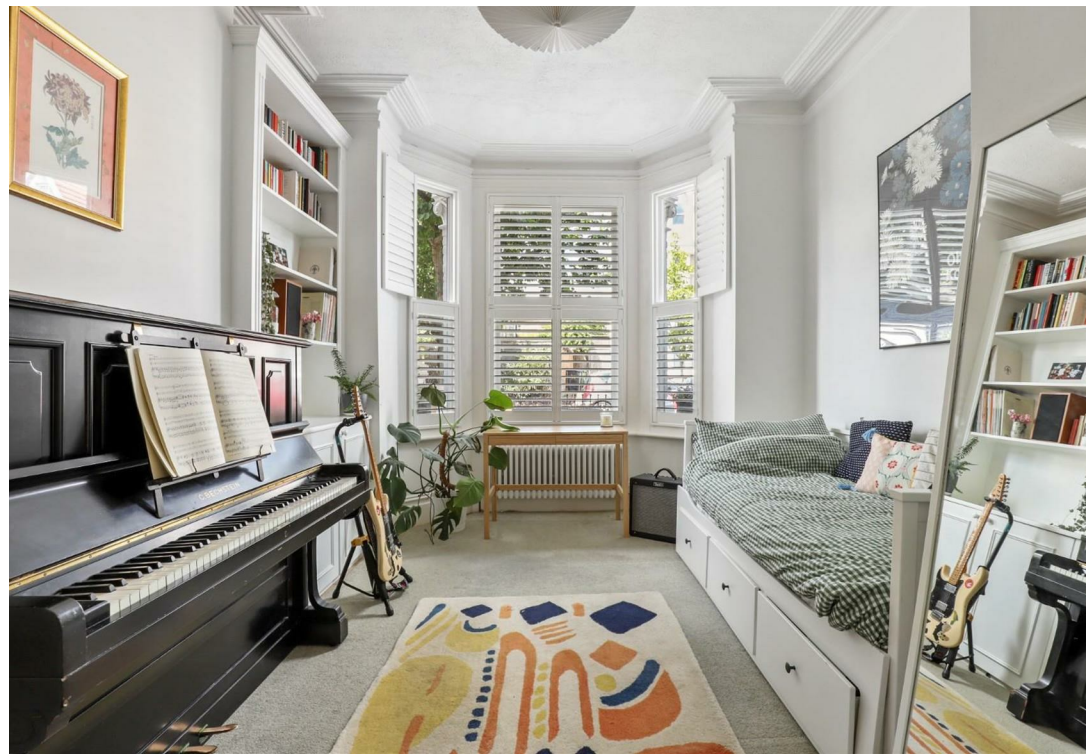
"We've really loved living in our flat on Byne Road. This flat is perfect for entertaining, and we have had so many memorable dinner parties with friends and barbecues in our lovely garden. Byne Road is a lovely street which is near to shops, bars and restaurants, but really quiet and peaceful too. Getting around London is really easy from here, with our flat being a 4 minute walk to Penge East station and an 8 minute walk to Sydenham station, making commutes and general travel a breeze. The garden is a real highlight, and provides a calming and comforting space with many beautiful trees, plants and flora; we have two different types of magnolia tree that bloom every year, a passion flower run and the most amazing jasmine bush. We will miss this flat but know that the next owners will love this special place!"



Sydenham Sales

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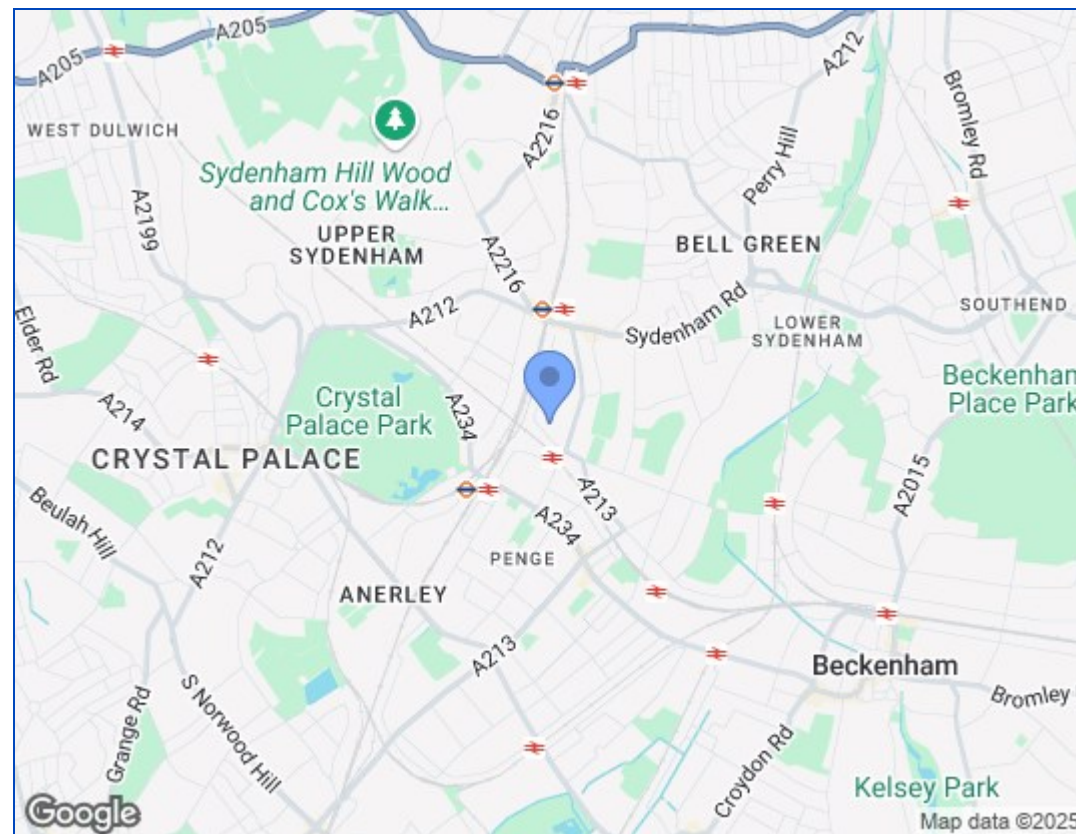




GROSS INTERNAL
FLOOR AREA 596 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 596 SQ FT / 55 SQM	Byne Road
<small>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.</small>	<small>date</small> 26/05/25
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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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