



Cator Road, London

Guide Price £525,000



Property Summary

Guide price: £525,000 - £550,000

Propertyworld is proud to act as sole agents on this CHAIN FREE, two bedroom, split level flat with a gorgeous WEST FACING garden, off street parking and SHARE OF FREEHOLD. Located on one of Sydenham's best roads, this ideal first time buy enjoys a leafy, quiet but convenient spot, close to the centre of Sydenham and lots of transport options.

Flooded in light, this super flat benefits from spacious and beautifully proportioned accommodation laid out over two entire floors, high ceilings and impressive living space. The details include: on the ground floor you enter into an stunning lounge with feature fireplace and patio doors leading to the rear garden, with high ceilings, neutral decor, spotlights and high spec laminate floor. To side is a neat and nicely presented galley kitchen with a range of wall and base units, gas hob, electric oven, tiled splashback and spots. As you progress upstairs, there is a large under storage cupboard. On the first floor, there are two DOUBLE bedrooms - the master is huge with gorgeous views over the garden and a wall of built in wardrobes - both decorated in neutral tones with fitted carpet. The bathroom is a generous size and includes a three piece white suite, shower over bath and tiled walls. To rear, extending from the lounge is a spectacular west facing and very generous garden. It includes a mature lawn to centre, lots of plants and shrubs, a covered patio area and more. A fabulous flat thats available to view and looking for a new owner. Call Proeprtyworld on 0208 488 0011 to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

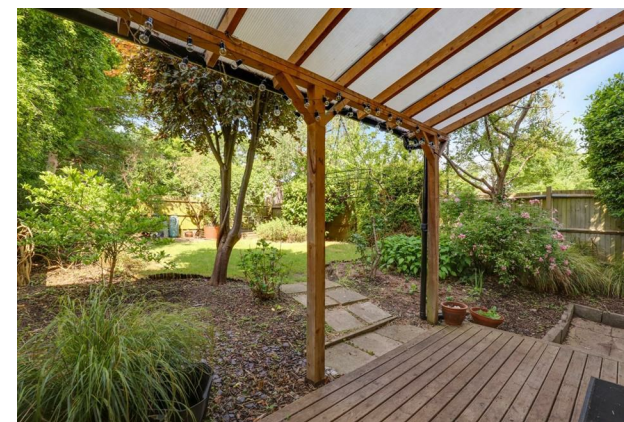
Property Summary

- Two bedroom flat
- Split level property
- Large private garden
- Off street parking
- CHAIN FREE
- SHARE OF FREEHOLD
- Fabulous road
- Flooded in light
- Ideal first time buy
- EPC rating is C, council tax is C

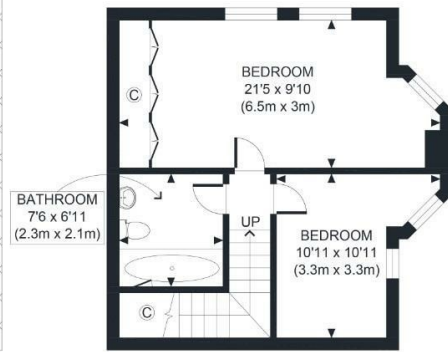
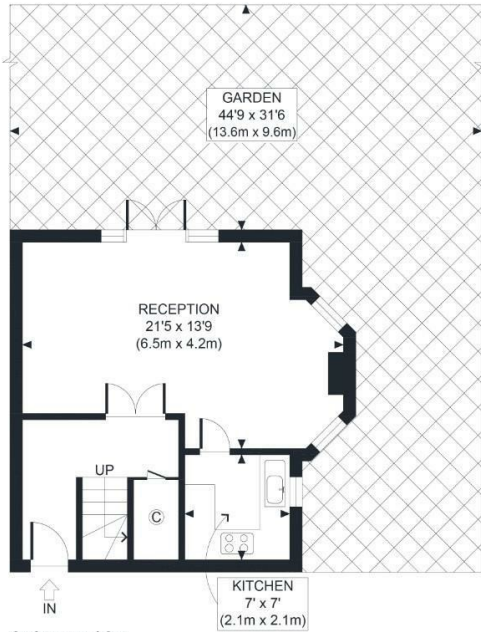
Our Vendor Loves...

Our Vendor Love....

We fell in love with the flat when we entered the lounge and looked out in to the large rear garden. The sun was streaming through the windows and the room was bathed in light ... we knew we wanted to live there, that very minute. The garden is peaceful, quiet and a gorgeous safe haven. The fact that the flat is on two floors and is big, with parking and on a great road were extra benefits and we loved our time there soooo much.







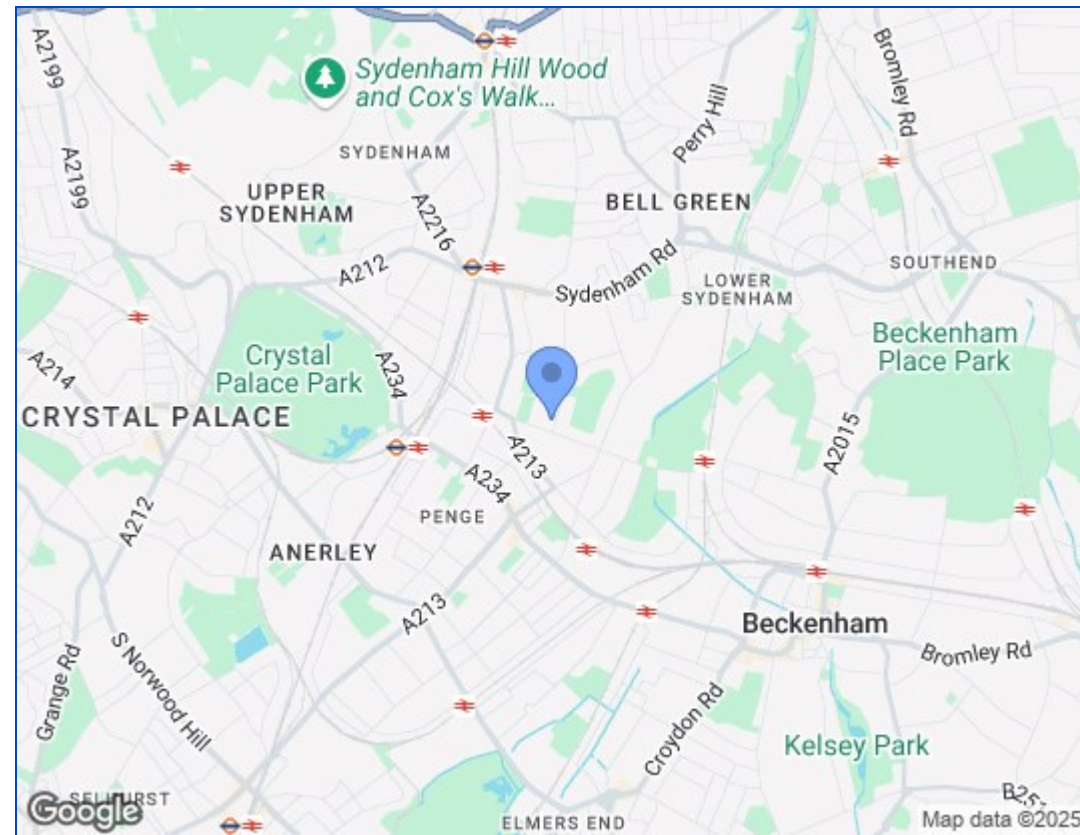
APPROX. GROSS INTERNAL FLOOR AREA 814 SQ FT / 76 SQM

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

cator road

date 16/06/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	78	79
(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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