



Melody Court, Sydenham

Price Guide £325,000



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1



A



Property Summary

Propertyworld is delighted to present this immaculate one bedroom apartment in the highly desirable Melody Court, part of the stylish Symphony Groves development in Sydenham.

Built in 2023, this beautifully finished first-floor flat offers modern living at its finest. Still covered under the NHBC guarantees, the property is offered in pristine condition throughout and boasts a superb EPC rating of 96 — making it exceptionally energy-efficient. A perfect first-time buy, it's available on either a full purchase or part-buy, part-rent basis (60% share available).

The standout feature is the stunning 23ft open plan kitchen / reception — an ideal entertaining space, flooded with natural light and featuring sleek, contemporary styling in light grey, wood flooring, and access to a generous private balcony with a tiled floor. The kitchen is fully integrated with quality appliances including a fridge freezer, electric oven, washing machine and dishwasher.

The double bedroom is spacious and tranquil, while the modern bathroom is fully tiled and features an over-bath shower. The property also benefits from two good-sized storage cupboards — a rare and valuable feature in new builds.

Additional perks include double glazing, a long lease with 988 years remaining, secure bicycle storage, and access to a children's play area — perfect for young families or visiting guests. Nestled in a quiet mews-style development just off Sydenham Road, the setting is peaceful yet incredibly convenient.

Location-wise, you're just a stone's throw from Sydenham High Street with its wide range of independent shops, gastropubs, cafes and restaurants. Sydenham mainline and Overground station is close by, as are Penge East and Lower Sydenham stations, providing excellent transport links into Central London and beyond.

A stylish, low-maintenance home in a thriving, well-connected community — offered chain free.

Call Propertyworld to view!

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

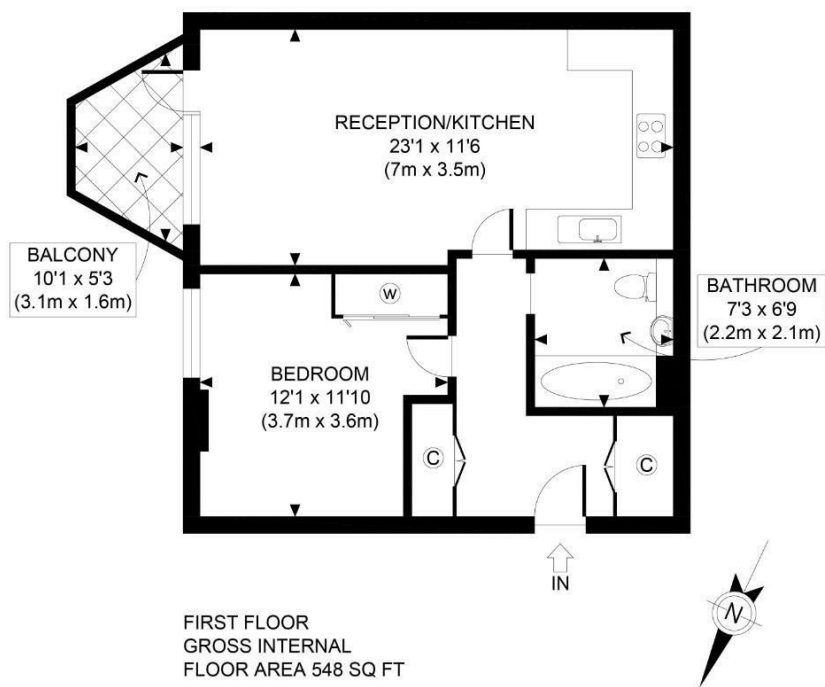
- Stunning one bedroom apartment
- Built in 2023 - with all NHBC guaranteed
- Private Balcony
- Huge 23 ft open plan reception and kitchen
- High specification kitchen with built in appliances
- Contemporary bathroom
- 988 years on lease
- Option to part buy or buy 100%
- Council Tax Band H
- EPC Rating A

Our Vendor Loves...

"The proximity of the flat to Mayo Park, the gym, local restaurants and train station"







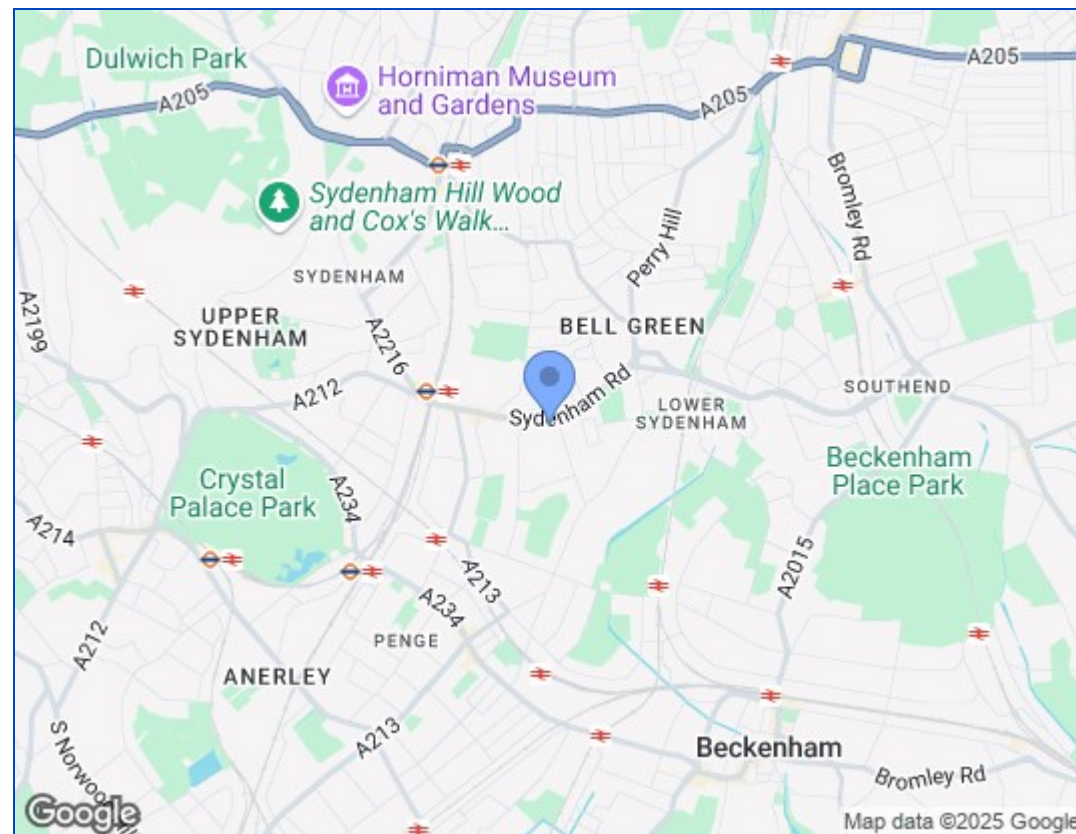
APPROX. GROSS INTERNAL FLOOR AREA 548 SQ FT / 51 SQM

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

Melody Court

date 09/06/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	96
(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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