



Sydenham Road, London

Guide Price £290,000



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Property Summary

GUIDE PRICE; £290,000 - £310,000

A fabulous two bedroom CHAIN FREE purpose built flat in the heart of Sydenham with a BRAND NEW BOILER offered to the market by Propertyworld. This post war gem is spacious and benefits from beautifully proportioned accommodation throughout. Flooded in light, with its own private entrance and a parquet floor (located under the current flooring), the flat is fabulous. Ideal as either a dream first time buy and buy to let opportunity or for anyone looking to upgrade for more space. An internal viewing is highly recommended but the basic details include: you enter into an inviting and nicely presented entrance hall via a private entrance and are immediately struck by the space and neutral decor. To side, is the spacious lounge with a large double glazed window which floods the room in light, neutral decor and lots of space for a large dining table and chairs and sofa set. There are two bedrooms - both doubles, though the the master is bigger with built in wardrobes, - both are beautifully presented and bright. The kitchen looks out to rear into the Thorpes Conservation Area and is a generous size with an extensive range of wall and base beech units, integrated gas hob, electric oven and extractor hood, ample worktop space, combi boiler and much more. The bathroom completes this fabulous flat and includes a two piece suite, shower over bath, tiled walls and floor. There is also a separate WC. The property has a warm homely vibe and great flow and with the shops and amenities of Sydenham on the doorstep, its a dream location. Be the first to see by calling Propertyworld on 0208 488 0011.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

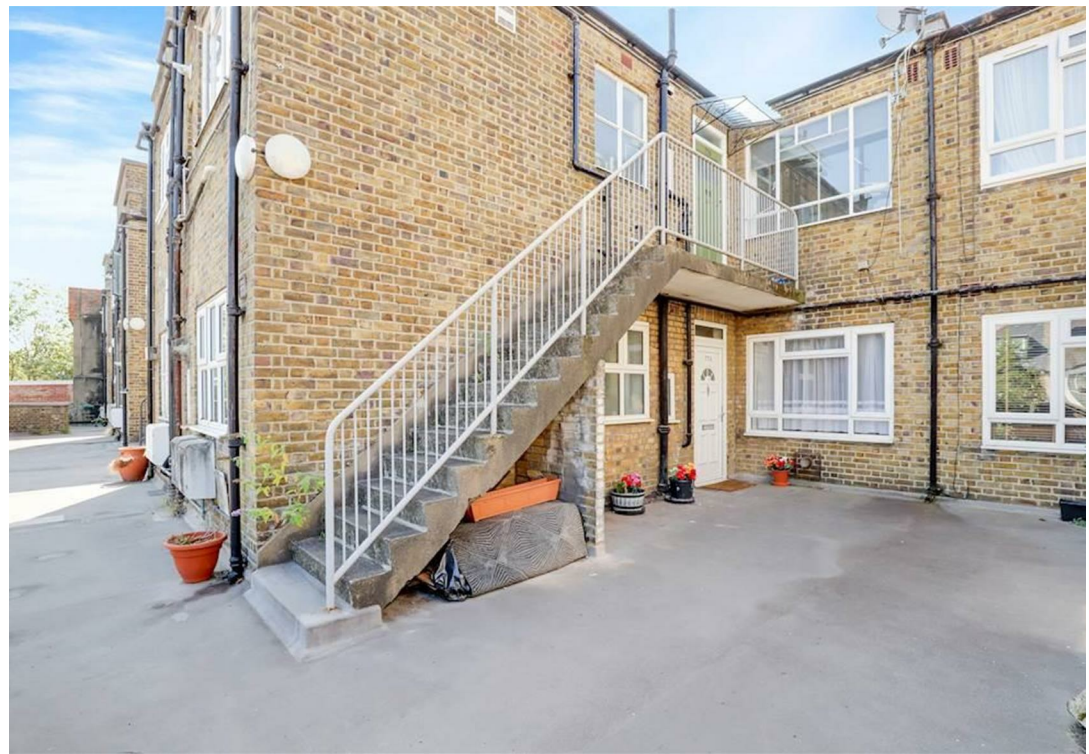
- Two bedroom flat
- Modern, purpose built
- Spacious property
- Own private entrance
- CHAIN FREE
- 148 year lease.
- Fabulous location
- BRAND NEW BOILER
- Idea first time buy
- EPC rating is D, council tax is C

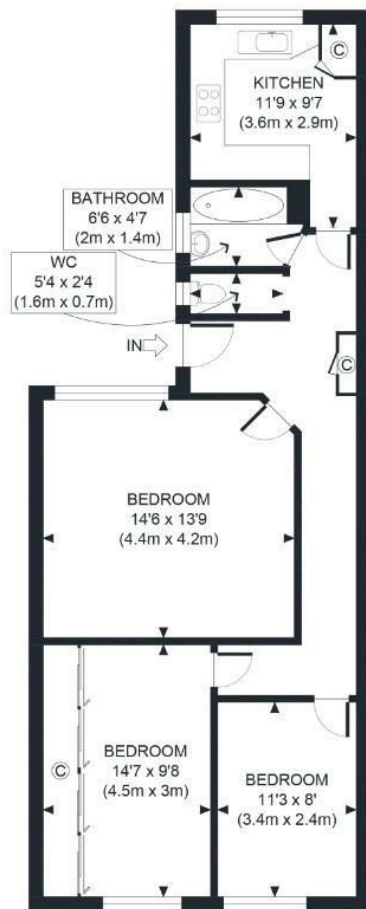
Our Vendor Loves...

Our Vendor Loves....

This was my first flat and although I lived here a long time ago, it holds a special place in my heart. I was drawn to the location, and the space. Its a big two bed with lots of light and a great layout. For some reason, I love the fact that it has its own front door.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 728 SQ FT



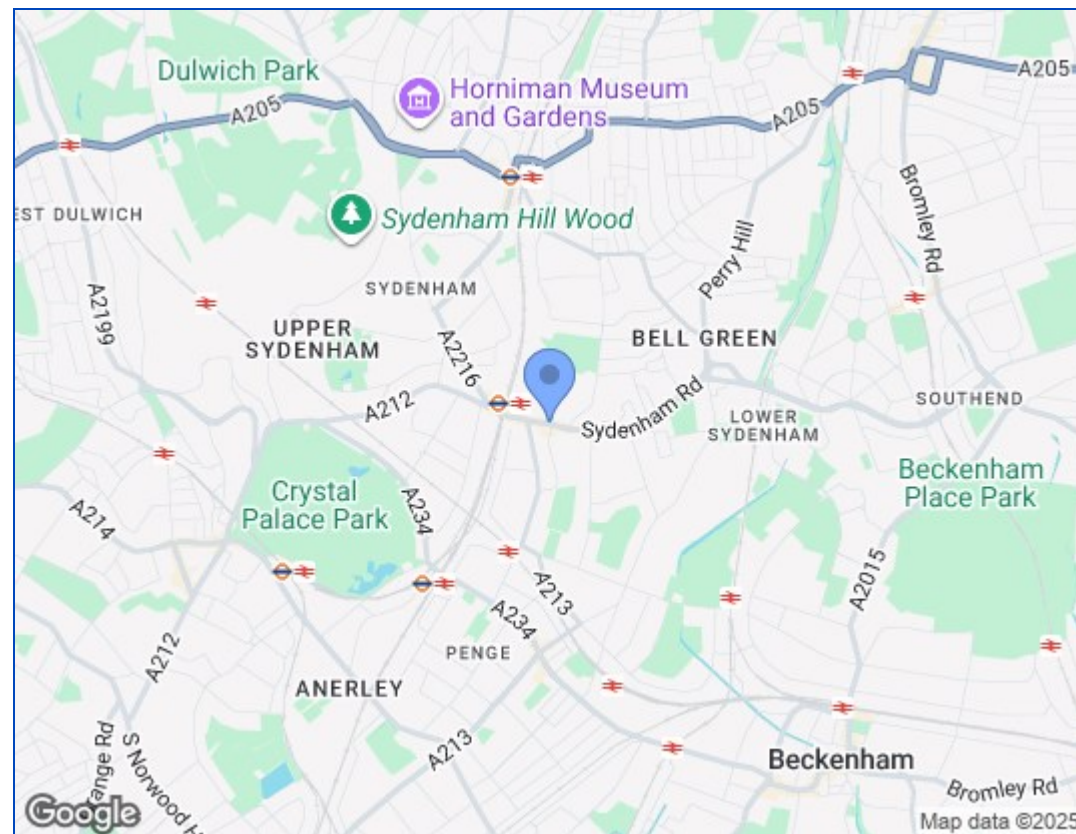
APPROX. GROSS INTERNAL FLOOR AREA 728 SQ FT / 68 SQM

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

Sydenham road

date 12/08/25

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

