



Larkbere Road, Sydenham

Guide Price £675,000



Property Summary

Guide Price: £675,000 - £700,000

Propertyworld is proud to offer this fabulous three bedroom, two bathroom mid terrace house with NO CHAIN, GARDEN OFFICE and fully modernised interior to the market. The house is immaculate, with generous living space over 3 floors, beautifully proportioned accommodation throughout, lots of natural light and a high spec finish. Recently renovated by the current owner (as his home) the house further benefits upgraded electrics, plumbing, internal wall insulation plus under floor insulation on the ground floor. Larkbere Road is a popular residential road, of period properties, close to Sydenham Road, and ideal for lots of amenities and good local schools. With FREEHOLD tenure, the details include: on the ground floor there is a fabulous lounge to front, with an attractive bay window, stripped wood floor, feature fireplace and bespoke recess storage. Further into the ground floor is the stunning kitchen and open plan dining space which offers the best in modern contemporary living. The finish is fabulous with a stripped wooden floors, working open fire, new decor and high ceilings, a range of high gloss white units, Quartz worktop, integrated NEFF oven and induction hob, under counter lighting, and patio door to garden. The garden is east facing, neat and tidy with a bespoke brick built GARDEN OFFICE (electrics and heating). On the first floor there are two DOUBLE bedrooms - both beautifully presented, with high ceilings and neutral decor - and a stunning bathroom with three piece suite and walk in shower. On the top floor, in a gorgeous LOFT CONVERSION is the master bedroom with fabulous en suite bathroom. This is a super house, spacious and homely, period yet modern, light and bright complete with a super finish throughout and NO CHAIN. EPC rating is D and Council tax is C.

Property Summary

- Three bedroom house
- Period property
- NO CHAIN
- GARDEN OFFICE
- Stunning interior
- 3 floors of accommodation
- Excellent location
- Modern, high spec finish
- Two bathrooms
- EPC & Council tax are both D

Our Vendor Loves...

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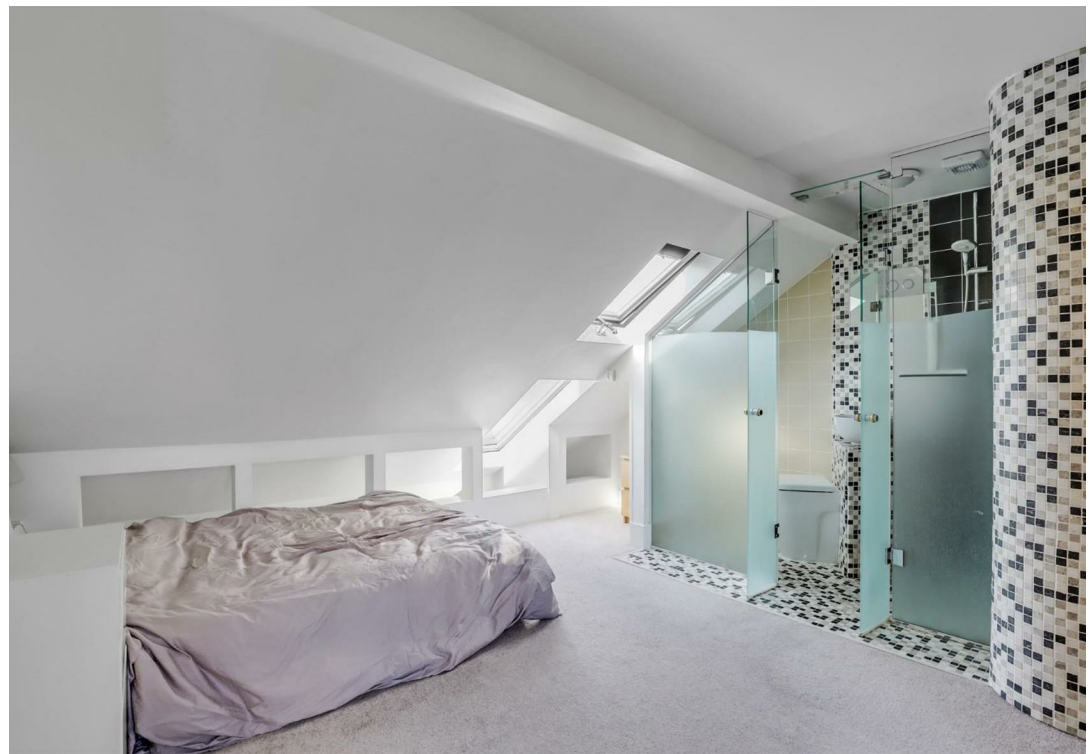
"For some time I've wanted to restore and live in a period property, and as an Australian it was satisfying to do this in the UK. It was particularly satisfying to re lay the original floor boards, restore and reinstate the original fireplaces, including one which is useable, and to use the original slates from the roof to clad the new dormer. I've really enjoyed calling this house my home. During the renovation it was a privilege to get to know some of the old timers in the area. The area has transformed and is my preferred part of Sydenham, with many substantial stores within a 10 minute walk. The renewed home is cosy, well sealed and insulated, and I'm hopeful it will be enjoyed by the next owners."



Sydenham Sales

020 8488 0011

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 433 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 260 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 379 SQ FT

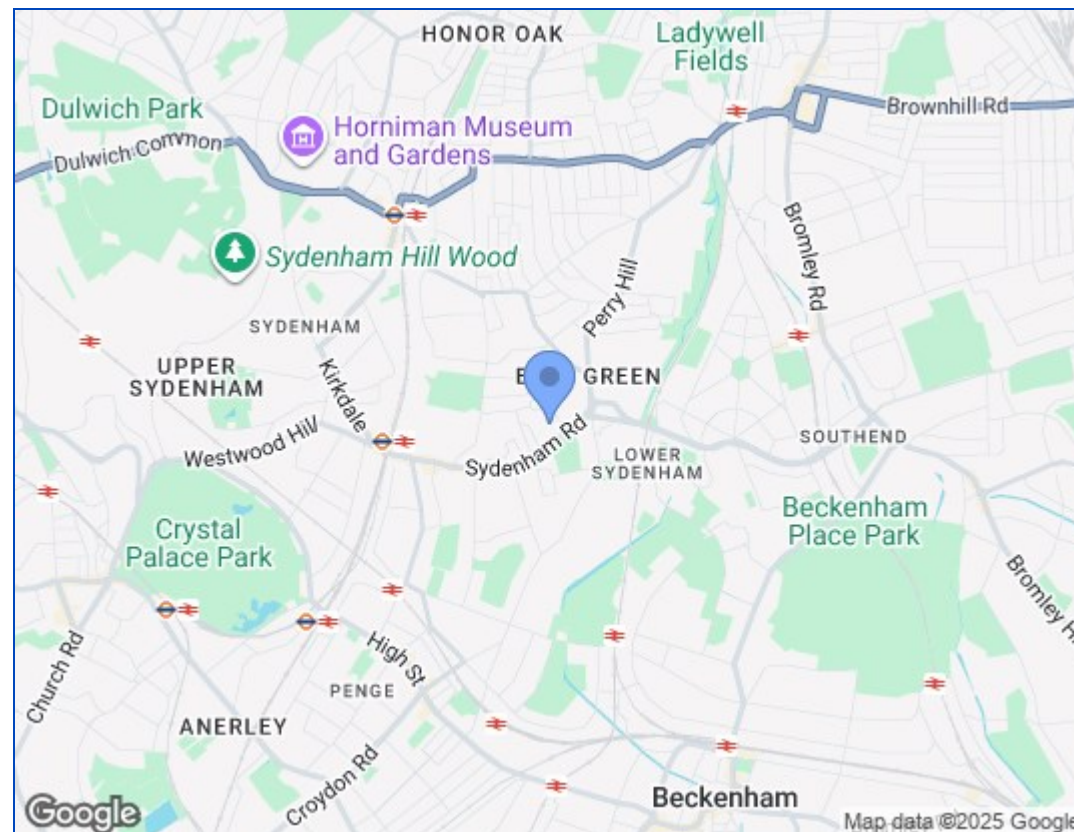
APPROX. GROSS INTERNAL FLOOR AREA WITH GARDEN OFFICE 1139 SQ FT / 106 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARDEN OFFICE 1072 SQ FT / 100 SQM

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

Larkbere road

date: 10/09/25

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

