



Hensford Gardens, Sydenham

Asking Price £299,999



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Property Summary

Propertyworld is proud to offer this very spacious three bedroom, split level, maisonette to the sales market. Offered CHAIN FREE, with a NEW LEASE* , this mid century property is big, with generous room sizes. incredible amounts of natural light, beautiful proportions and lots of storage. An ideal first time buy or rental opportunity, this flat is a fantastic and affordable entry point into the London property market. The flat has been FRESHLY PAINTED with some new flooring. The details include: you enter directly into the property via its OWN PRIVATE ENTRANCE and are immediately struck by how bright the property is. The hallway is decorated in neutral tones, with high spec laminate flooring and under stairs storage. The lounge is a fabulous size with a wall of double glazed windows and lots of room for lounge and dining furniture. To side is a spacious fitted kitchen with an extensive range of wall and base white units, oak worktop, tiled splashback, gas hob and electric oven. On the first floor there are THREE BEDROOMS - 2 x dbs / 1 x sgl - all flooded in light, with storage, and beautifully presented, plus a family bathroom with a three piece white suite, shower over bath and tiled walls. Hensford Gardens is a quiet residential cul de sac, with PARKING and close to the centre of Kirkdale Village - with its wide array of cafes, eateries, shops and amenities. An ideal FIRST TIME BUY, offered CHAIN FREE, can you afford to miss out? Call Propertyworld on 0208 488 0011 to be the first to see.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Three bedroom flat
- Modern, purpose built
- Split level property
- Very spacious
- Ideal first time buy
- Flooded in light
- CHAIN FREE
- Fabulous location
- Must be viewed
- EPC rating is D, Council tax is C

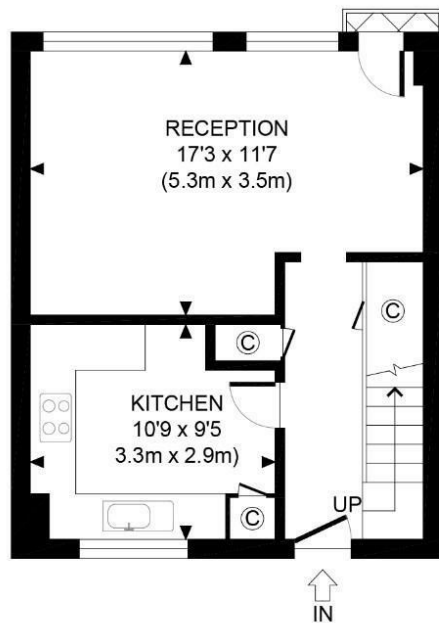
Our Vendor Loves...

Our Vendor Loves...

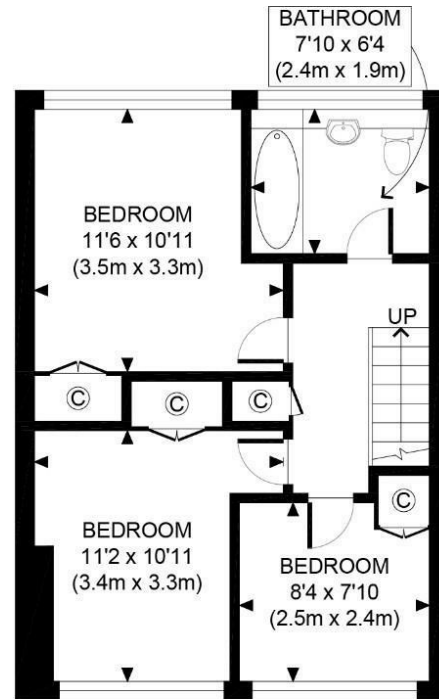
"Its been an important and long standing part of our lives.. as homeowners, occupants and for tenants. Its big, with lots of living space in a low rise development, close to shops and amenities. We hope whoever lives here next loves it as much as we have."



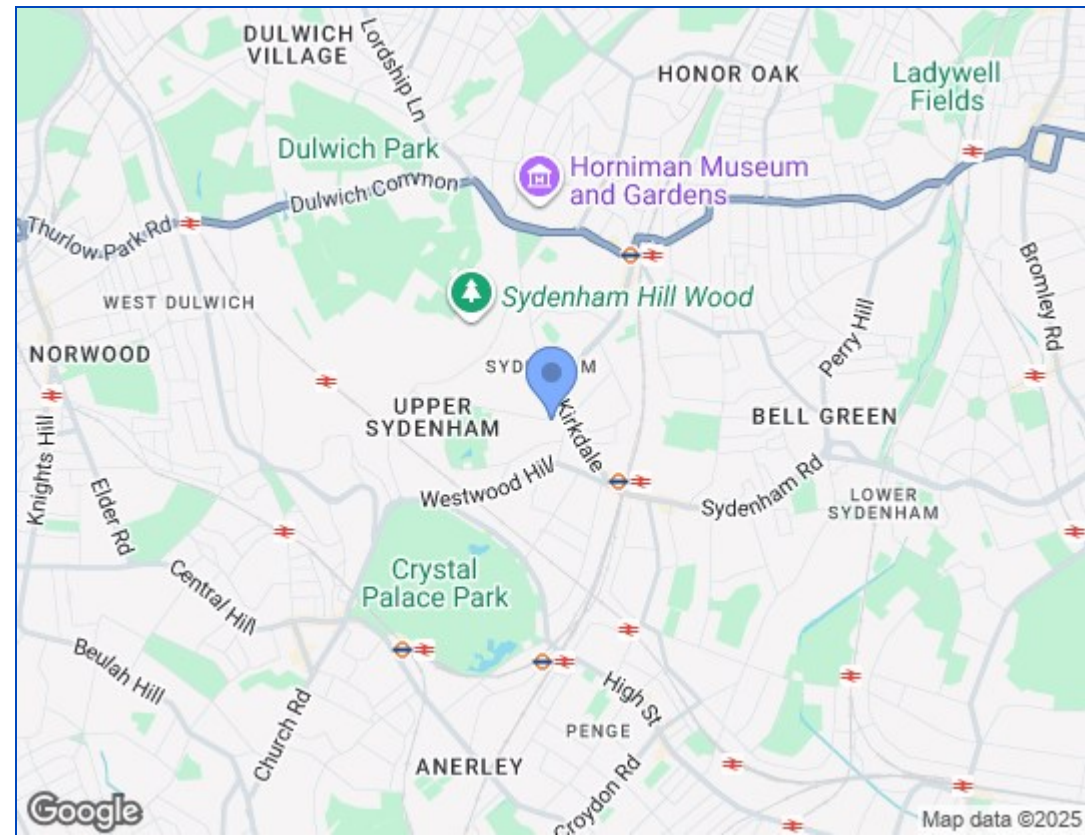




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 369 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 435 SQ FT



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	

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