



Venner Road, Sydenham

Guide Price £400,000



1



1



1



C



Property Summary

Guide Price: £400,000 - £425,000

Propertyworld is delighted to present this stunning one bedroom ground floor garden flat. The property is larger than the average one bedroom and comes with a fully converted basement that works as a large study / home office or play room. Occupying the whole of the ground floor of this handsome Victorian terrace house, the property is bright, airy and benefits from lots of natural light. The reception room to the front is west facing and the large bay windows floods the room is natural sunlight. Decorative corning and picture rail accentuate the height of the ceilings. There is a generous double bedroom which again has a number of period details with a large double glazed window overlooking the side return. The long hallway runs through to the rear of the building, accessing a modern bathroom and a stunning kitchen diner. The kitchen has a contemporary feel with handleless units and integrated appliances. There is plenty of room for a dining area and bags of light from three windows and a door to the garden. The garden is a real oasis, quiet and secure with a patio area and large side return. The basement conversion has created a room that is over 22ft by almost 7 feet.

Venner Road is a hugely popular road in Sydenham, benefiting from two stations Sydenham and Penge East at either end of the road meaning you can reach both Victoria and London Bridge in 20 minutes. Both Sydenham and Penge High streets are both close by and walkable ensuring you have a rich variety of restaurants, cafés, gastropubs and independent shops on your doorstep. Call Propertyworld on 0208 488 0011 to be the first to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

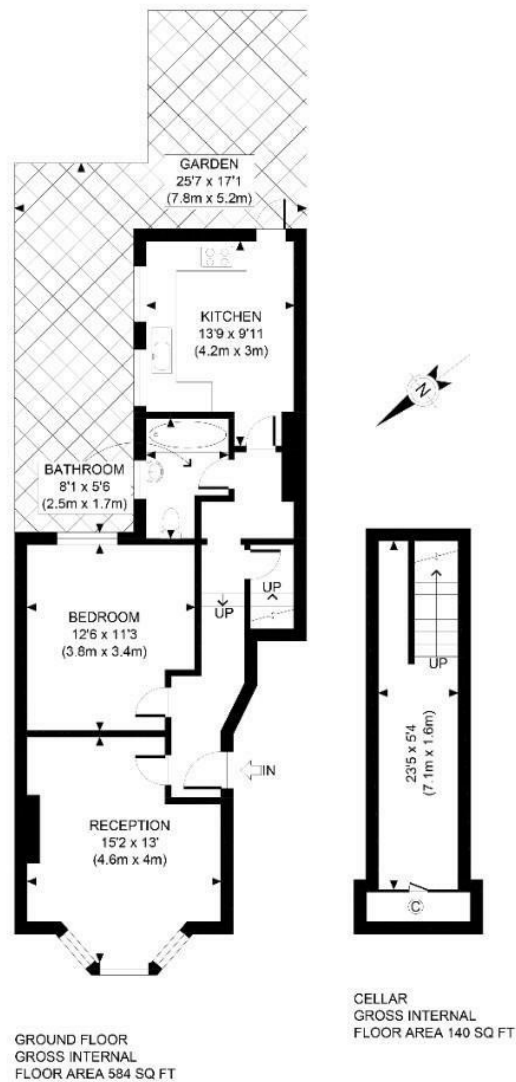
- One bedroom flat
- Period conversion
- Private garden
- Excellent location
- Ground floor
- CHAIN FREE
- Fabulous location
- Ideal first time buy
- Stunning interior
- Must be viewed

Our Vendor Loves...

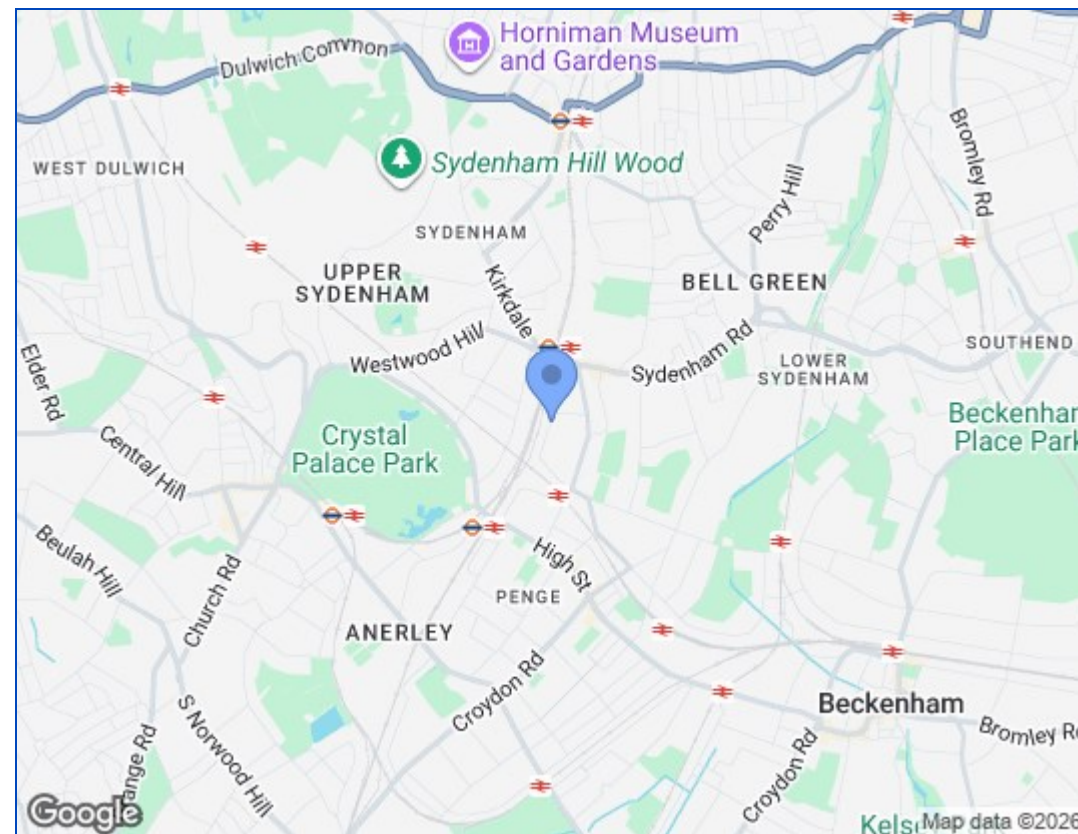
"I instantly loved how spacious the house felt, thanks to the high ceilings. The garden is amazing in the warmer months, a lovely suntrap for morning coffee, and the street has a very safe, friendly vibe."







APPROX. GROSS INTERNAL FLOOR AREA 724 SQ FT / 67 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	Venner Road 19/09/25 photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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.

