



Peak Hill, Sydenham

Guide Price £325,000



Property Summary

Guide Price: £325,000 - £350,000

Propertyworld is delighted to present this stunning, chain free, one bedroom, ground floor, Victorian conversion with a private decked wrap around patio and section of garden in sought after Peak Hill, Sydenham. Full of character and bursting with natural light, this property is an ideal purchase for discerning first time buyers looking for their special first home. The property is offered with a share of freehold.

Access is to the side of the semi-detached house, via its own front door. The main living space is almost 19ft long and is where you will find the open plan reception and kitchen. Warm and airy, the room sets the tone for the rest of the property. A large bay window floods the room in natural light and provides exquisite views of the charming rear garden.

To the rear of the property is the bedroom, a generous double, that comes with its very own walk-in wardrobe / dressing room! The bathroom has a clean, contemporary, three-piece white suite with fully tiled walls and flooring.

The private section of garden is directly accessed from the flat itself. Mainly decked, with an array of plants, shrubs and flowers to the side it is an idyllic space and the ideal spot to unwind and enjoy with friends and loved ones.

Location-wise it is hard to beat; Peak Hill is a quiet residential road of period properties just a couple of minutes' walk to Sydenham mainline and overground station. Sydenham Road, with its wide range of gastropubs, restaurants and coffee shops is reached in just a few minutes on foot. There are green spaces and parks aplenty too, including Sydenham Wells Park and Mayow Park.

This gem of a property will be in high demand so please call Propertyworld to secure an early viewing. Please note, this property benefits from no service charges or ground rent.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

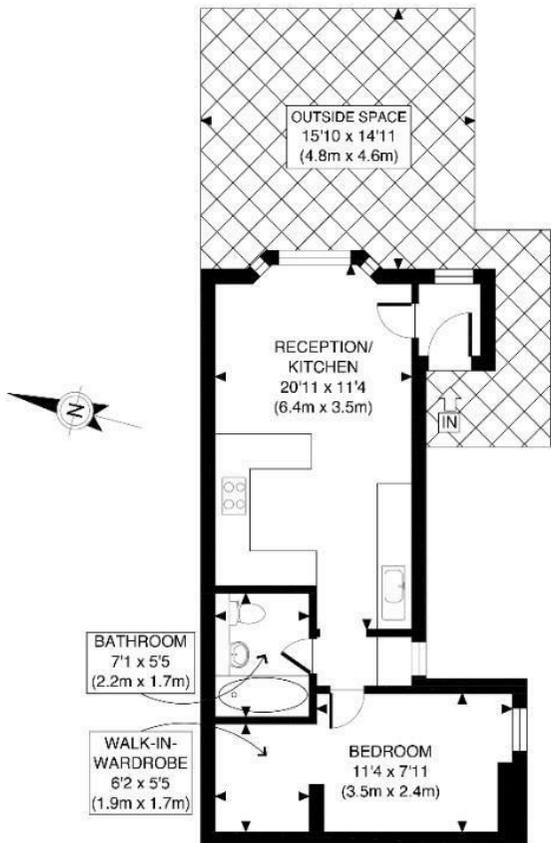
- One bedroom flat
- Period conversion
- Private garden
- Share of freehold
- CHAIN FREE
- Fabulous location
- Private entrance
- Stunning interior
- Ideal first time buy
- EPC is D / Council tax is A

Our Vendor Loves...

This beautiful Victorian maisonette has been a wonderful home for the best part of a decade. I love the combination of period character and modern comfort that the flat provides. Visitors invariably remark on spacious feel of the main living space and on the "Aladin's cave"-like quality of the walk-in dressing area I have created in the bedroom. Being able to step straight out to the beautiful patio and garden space has been an absolute joy. A sun-trap for much of the day and not overlooked, it's provided me with a perfect place for sunbathing, growing plants and flowers, entertaining and simply sitting and relaxing. The further garden area with trees beyond has given a sense of being in my own private woodland. The bay window of the main living space looks onto this green backdrop, which creates a sense of peace and tranquillity indoors as well as out. Being at the same time so well-connected into central London via Sydenham Station has been amazing.





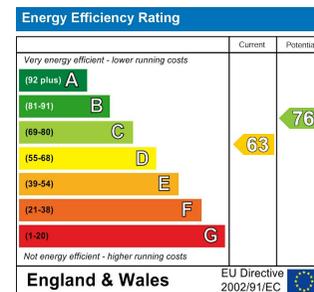
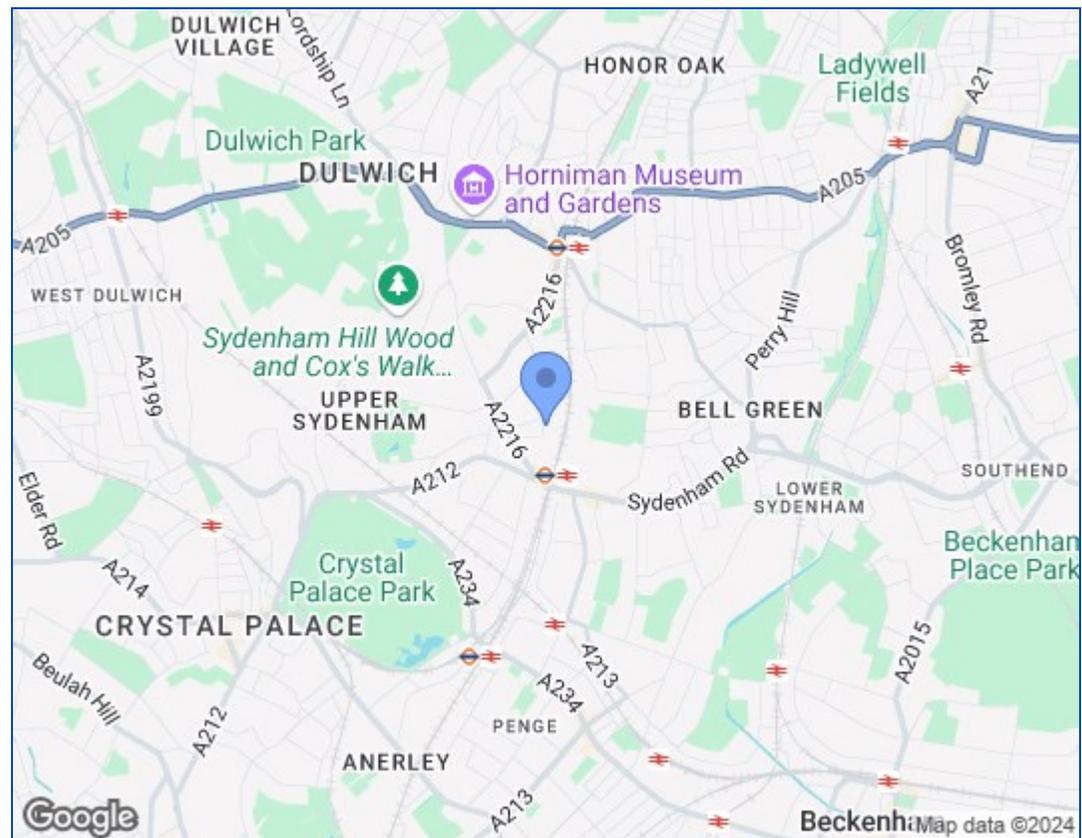


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 425 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 425 SQ FT / 39 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

Peak Hill
date: 17/09/24
photoplan



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.

