



**Knighton Park Road, London**

Guide Price £450,000





## Property Summary

Guide Price: £450,000 - £475,000

A fabulous two bedroom ground floor period conversion flat with WEST FACING GARDEN, NO ONWARD CHAIN and SHARE OF FREEHOLD offered to the market by Propertyworld. This super period gem is located on one of Sydenham's most popular roads and benefits from a quiet yet convenient position in the heart of SE26. Knighton Park Road is a residential cul de sac of similar properties, walkable to all local amenities, shops and cafes, as well as being ideally located for lots of excellent local schools. The property is an ideal first time buy and offered CHAIN FREE. With lots of natural light, period charm and beautifully proportioned accommodation throughout, this is a special flat and we strongly recommend an early appointment to view.

The details include: a modern fitted kitchen with direct access to the large side return and beautiful rear garden, with lots of wall and base units, gas hob and electric oven, the lounge is nicely presented with fitted carpet, spotlights and a large window to side. There are TWO BEDROOMS - both doubles and nicely presented with high ceilings. The master is larger and includes a gorgeous bay window, chimney breast and recesses - ideal for built in wardrobes. To rear is a recently refurbished and beautiful bathroom - with a modern finish and look, three piece suite and shower over bath. The garden is wow. WEST FACING so baked in all day sun, private and including a very large side return thats an extra bonus and could be used in a myriad of interesting ways. The flat shares the freehold with the flat above - so easy to manage and secure. Offered CHAIN FREE and available to view now. Call Propertyworld to be the first ...

## Property Summary

- Two bedroom flat
- Ground floor property
- Period conversion
- PRIVATE WEST FACING garden
- CHAIN FREE
- SHARE OF FREEHOLD
- Fabulous location
- Ideal first buy
- Flooded in light and must be viewed
- EPC is C, Council tax is C

## Our Vendor Loves...

We've absolutely loved living here. As a home it's comfortable, airy and full of character. The garden is a such a gem — it's a beautiful and calm spot to relax in, or spend time having fun with friends and family! The street is quiet with no traffic - our neighbours are warm, and there's a real sense of community in the area. Everything you need is right on your doorstep, and you can get into town super quick. It's been the perfect place to call home — we hope you'll feel the same!



Sydenham Sales

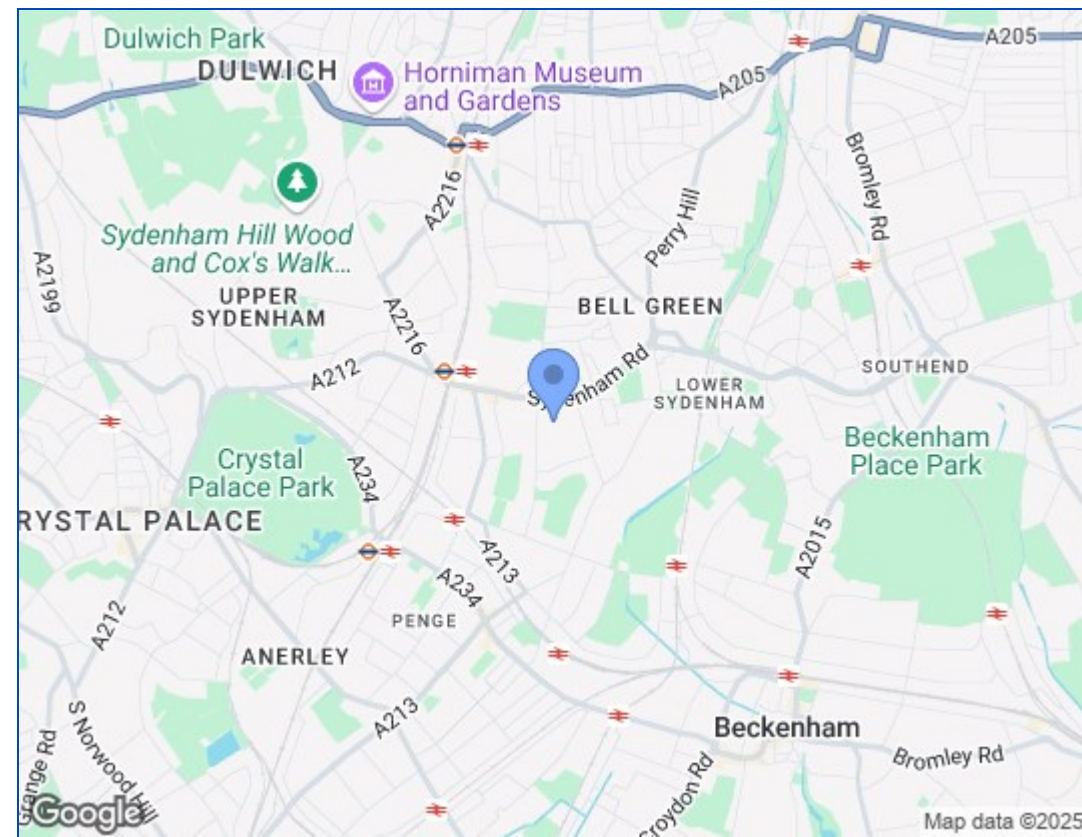
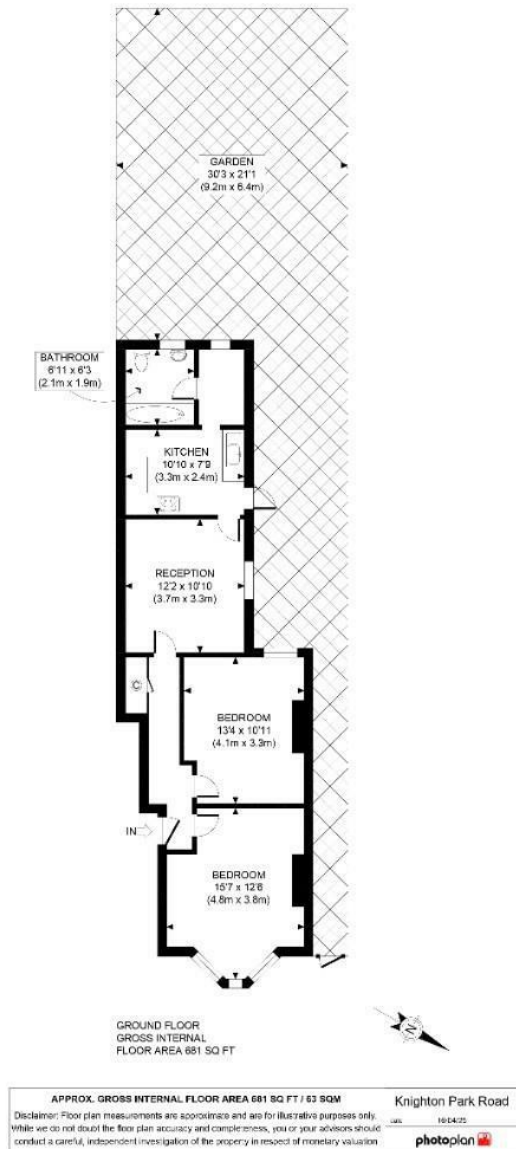
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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