



**Sydenham Park Road, London**

Guide Price £235,000



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## Property Summary

GUIDE PRICE £235-£250,000

This bright, versatile and stylish designer's pad has more of a one bedroom feel to it than a studio. Extremely well laid out and cleverly designed, this studio is situated to the side of a peaceful block and comes with an extended long lease, communal garden and off-street parking.

Upon entering the flat, you will notice every inch of this property has been utilised. The apartment has been intelligently hand crafted by the owner and divided into two sections. The sleeping area to the rear is cleverly designed and creates more of a one bedroom feel. There are windows on all three sides, keeping the property light-filled even on a rainy day.

The high-quality German kitchen has an array of wall and base units with built in appliances and solid surface worktop. It has been wonderfully finished to an extremely high standard. In addition, the designer bathroom has rainfall shower, steel bath and bath filler. No expense was spared to achieve this excellent finish.

The flat also benefits from engineered wood flooring throughout with gas central heating. The storage cupboard is a handy addition. The property has been lovingly restored by the owner and would be suitable to move straight in.

### Location

Sydenham Station is 7mins walk away and Forest Hill station is 12min, both boasting superb links into London Bridge, London Victoria ( via Streatham) and East Croydon with Southern Trains. Overground Line goes to Highbury & Islington via Shoreditch, south to Crystal Palace and West Croydon.

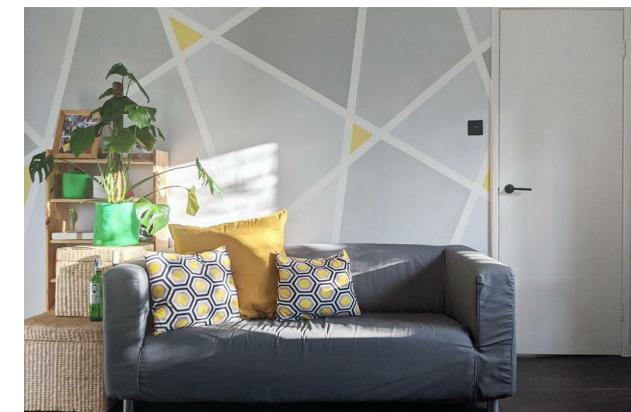
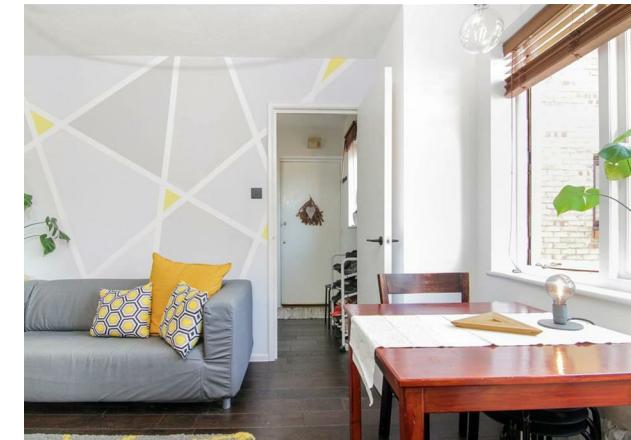
Sydenham, Forest Hill High Streets and Kirkdale are just under 0.5 mile (10 mins walk) away offering a full range of trendy boutiques, bistros and bars as well as your every day essential stores.

## Property Summary

- Designer's pad
- High specification
- Off street parking
- Excellent condition
- Central heating
- Communal garden
- Private block to the front
- Council Tax Band A EPC rating C

## Our Vendor Loves...

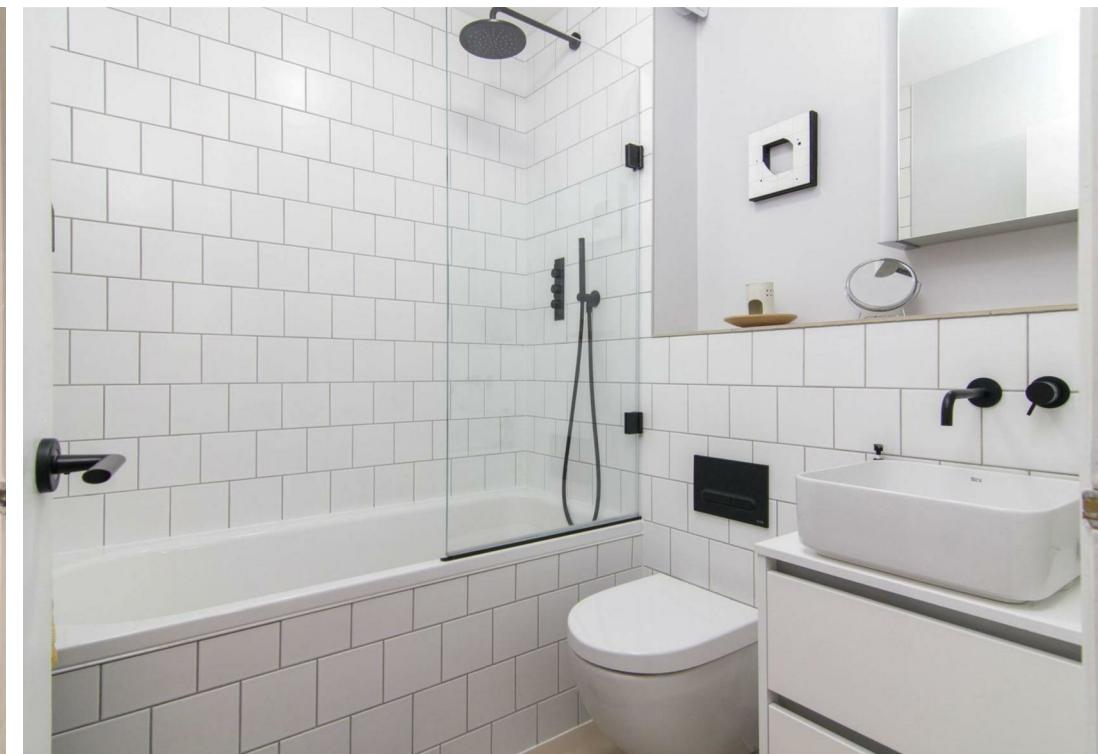
"I have absolutely loved calling this perfect gem my home for ten years. It is a special, larger-than-usual studio that I fully refurbished to maximise space and storage. I especially enjoy how the light follows you through the day—from morning sun in the kitchen to a beautiful evening glow in the sitting area. The location is equally perfect: a peaceful residential street with off-street parking and a wonderful community of helpful neighbours. Being within easy walking distance of the Overground, independent shops, and the green expanses of Wells Park, Crystal Palace Park, and Sydenham Woods has been a joy. I'm certain the next owner will love this special home as much as I have."



Sydenham Sales

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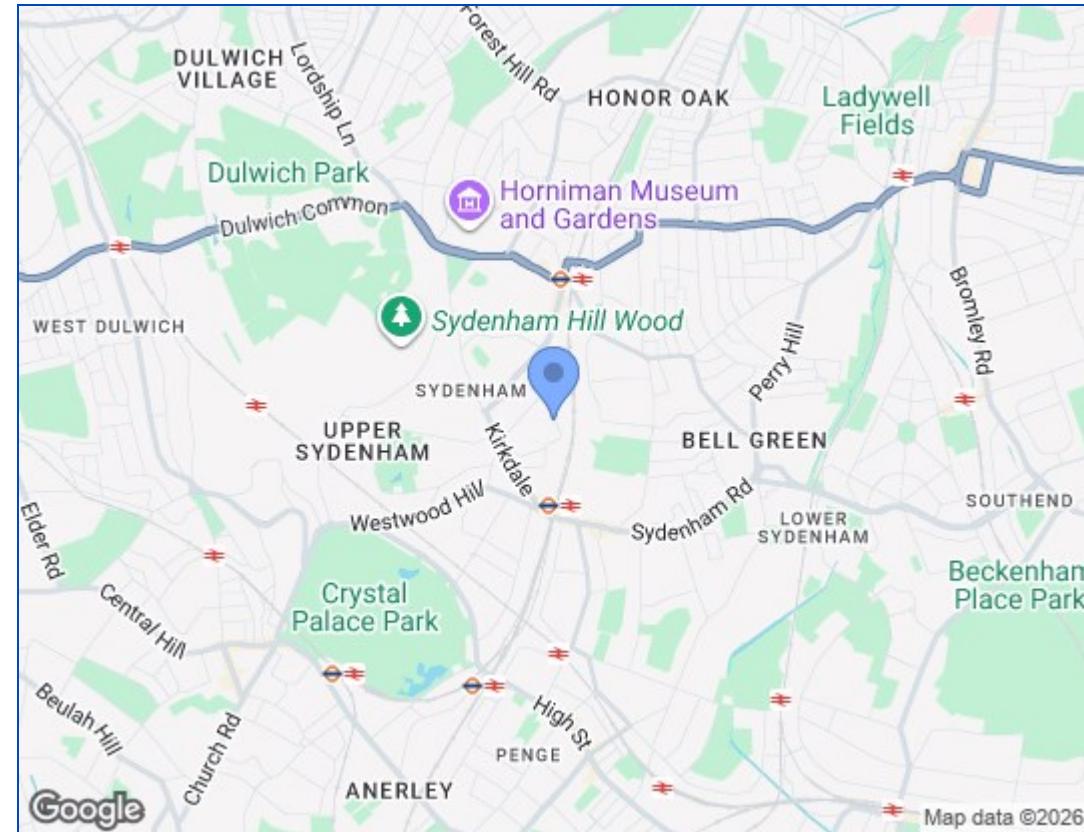
## SYDENHAM PARK ROAD, SE26

Approx. Gross Internal Area  
372 sq.ft. / 34.5 sq.m



### FIRST FLOOR

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or mis-statement. A party must rely upon its own inspection(s).



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

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