



Sydenham Park Road, London

Price Guide £400,000



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Property Summary

GUIDE PRICE £400,000 - £425,000

PropertyWorld is delighted to present this exceptional TWO DOUBLE BEDROOM split-level flat with PRIVATE GARDEN, beautifully reimagined and comprehensively renovated by its architect owners.

Arranged over two floors and exceptionally spacious, the property has a wonderful sense of scale and, in many ways, feels more like a house than a flat. The renovation has been carefully considered throughout, combining clean, contemporary design with clever architectural solutions, excellent storage and original character.

At its heart is a superb 7.5m x 3.2m double reception room, flooded with natural light and providing generous living and dining spaces, with original stripped timber flooring and an attractive outlook over the garden. The bespoke contemporary kitchen is beautifully executed, with extensive cabinetry, Howdens worktops, integrated Siemens dishwasher and Bosch under-counter fridge and freezer, alongside cleverly concealed utility space.

Upstairs are two genuine double bedrooms and a completely renovated family bathroom with Duravit suite and space-saving pocket door. A HUGE loft, accessed via a loft ladder, provides exceptional additional storage.

Outside, the private rear garden has been professionally landscaped to create a stylish and secluded space for relaxing and entertaining.

The refurbishment has been extensive: replastered throughout, new windows and front door, new kitchen and bathroom, new combi boiler and numerous thoughtful bespoke details. The result is a wonderfully cool, understated home with an almost Scandinavian simplicity.

Ideally located for Forest Hill's excellent cafés, restaurants, shops, swimming pool and transport links, this is a genuinely special home that needs to be seen.

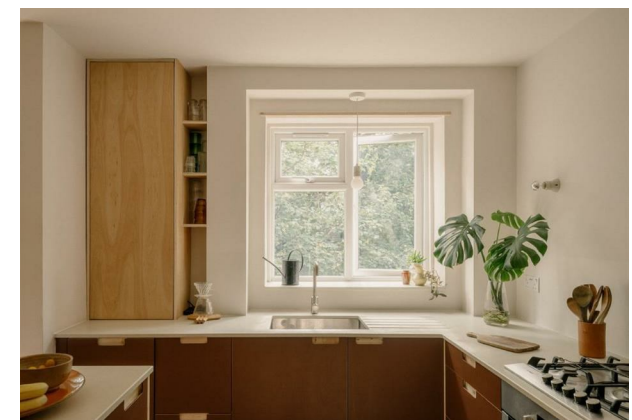
Property Summary

- Two bedroom flat
- Split level property
- REFURBISHED THROUGHOUT
- Top floor property
- Long lease 200+ years remaining
- Landscaped PRIVATE rear garden
- Stripped wood floors
- Ideal first time buy
- Must be viewed
- EPC rating is D / Council tax is C

Our Vendor Loves...

We find living in this area very special. We are only a walking distance from great parks like Wells Park, Mayow Park, Crystal Palace Park and the magical Sydenham Hill Wood, at times we forget we even forget we live in London. It is very convenient being so well connected via public transport, we are equally close to both Forest Hill station and Sydenham station.

We find this house very unique and really one of a kind. We were attracted by the leafy area and loved the views from the flat. The morning sun comes through the windows at the front of the house and in the afternoon till the evening through the juliet balcony where we open them up and have our dinners in the evening light enjoying the views amongst the mature tree canopy and listening to the sounds of the various song birds and woodpeckers.

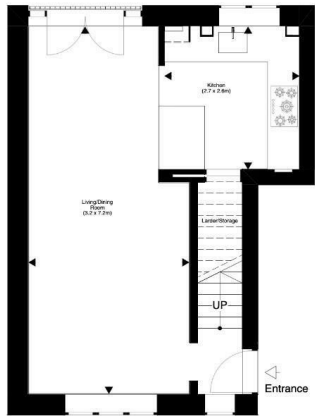


Sydenham Sales

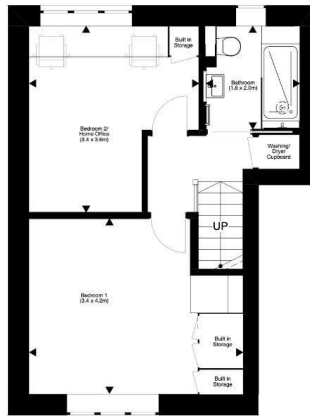
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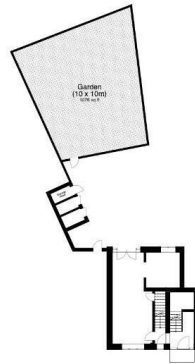


Second Floor
Gross Internal Area GIA = 31.4sqm / 337 sq ft



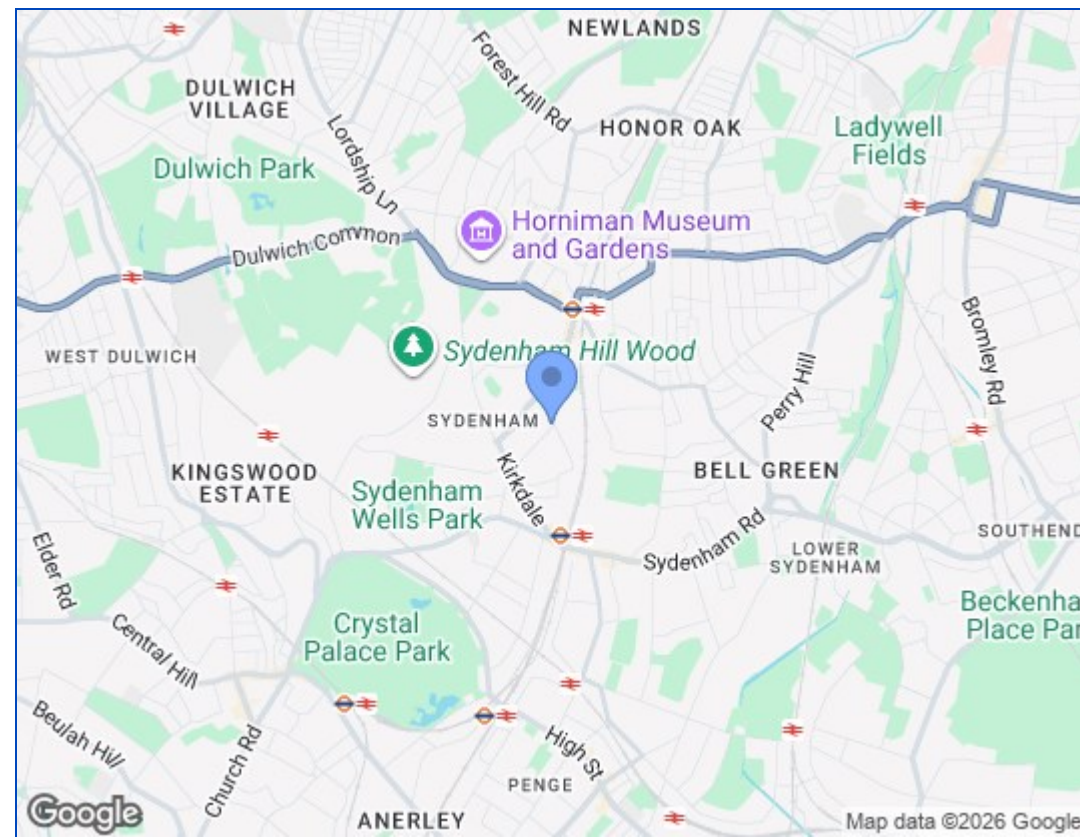
Third Floor
Gross Internal Area GIA = 31.6sqm / 340 sq ft

Total Area = 63sqm / 678 sq ft
Garden = 100sqm / 1076 sq ft



Garden

214 Sydenham Park Road	
Floor Plans	
214	214
214	214
214	214



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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