



**Adamsrill Road, London**

Guide Price £375,000



## Property Summary

Guide price: £375,000 - £400,000

Propertyworld is proud to act as sole agents on this exceptional one bedroom, ground floor, period conversion with its own PRIVATE GARDEN, OFF STREET PARKING & its own PRIVATE ENTRANCE. Located on one of Sydenham's most popular and pretty roads, the flat is nicely positioned for Sydenham High Street, Mayow Park and lots of transport links / options.

The property is an ideal first time buy and a rare find. it offers spacious and beautifully proportioned accommodation throughout, with lots of natural light. With ample storage, the details include: you enter via your own entrance and enter a welcoming hallway with storage cupboards and neutral decor. Ahead you'll find a fab and spacious lounge with neutral decor, stripped wooden floors and feature fireplace. The kitchen / diner to rear opens directly into the private garden and it includes an extensive range of wall and base cream units, with a quartz worktop, double doors and tiled splashback. The bedroom is a generous double bedroom with an attractive bay window to front, neutral decor and large stand alone wardrobe. The bathroom is a fab size with a large walk in shower, two piece suite and tiled walls. There is a private garden to rear, mainly hard landscaped with a real sense of privacy and intimacy. New boiler 2 years ago. New roof. No service charges. No ground rent.

There is driveway to front and long lease. EPC rating is D and council tax is C. Call Propertyworld on 0208 488 0011 to book an early appointment to view.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- One bedroom flat
- Period conversion
- Ground floor
- Private garden
- Long lease
- Off street parking
- Private entrance
- Fabulous location
- Ideal first time buy
- Must be viewed

## Our Vendor Loves...

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"Downsizing from a four-bedroom house to this flat was easily the best decision I ever made. It's exceptionally spacious for a one-bedroom, with the rare added luxuries of its own front door, a private garden, and a dedicated driveway. The location couldn't be better. Tucked away on a lovely, quiet road just up from Mayow Park, it sits central to three train stations with plenty of buses. Everything you need is right on the doorstep—the nearby retail park already features Aldi, Sainsbury's, B&Q, Next, Halfords, and Pets for Vets, with a brand-new Marks & Spencer opening this September. Above all, the sense of community here is wonderful. Our WhatsApp group is incredibly active, friendly, and helpful whenever you need quick advice or general information. I have built fantastic relationships here and will be genuinely sad to leave—you couldn't ask for a more lovely road to call home."

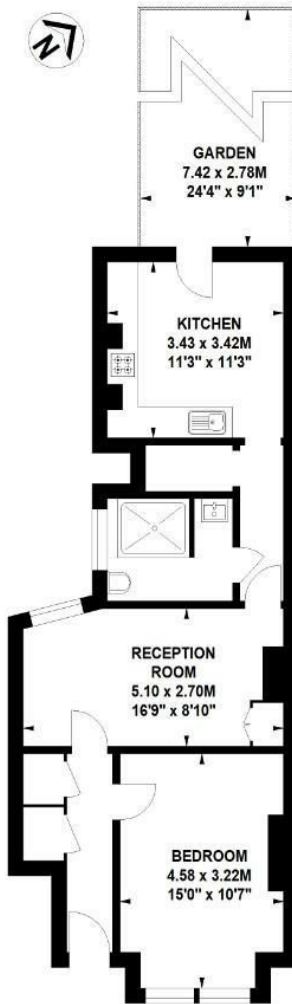




## Adamsrill Road

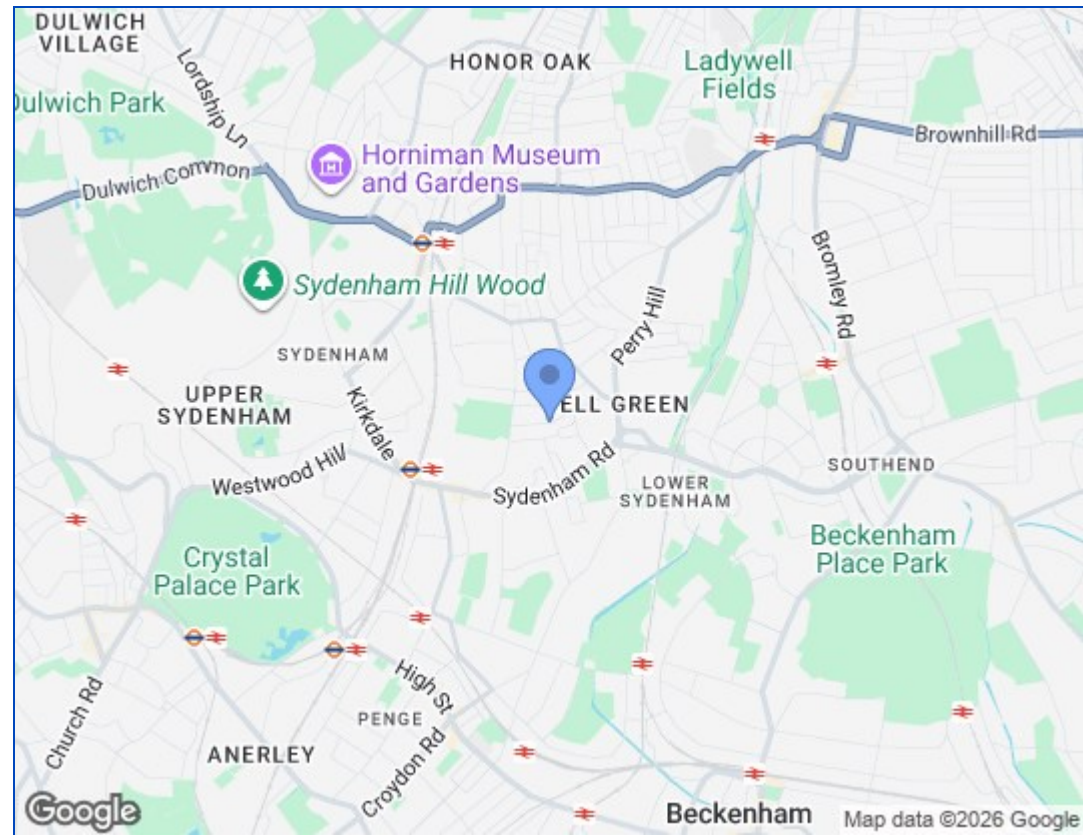
APPROXIMATE GROSS INTERNAL AREA

56.76 m<sup>2</sup> / 611 sq ft



Ground Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



| 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>                            |                         |           |
| (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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