



Station Approach, Sydenham

Asking Price £425,000



Property Summary

Propertyworld is proud to present this stunning two-bedroom, two-bathroom purpose-built apartment, ideally located in the ever-popular Station Approach, Lower Sydenham. Built in 2017 to a high specification, this fabulous property combines contemporary style with practical modern living, and still benefits from the remainder of the original 10-year build guarantee.

At the heart of the flat is a truly spectacular open-plan reception and kitchen space measuring almost 23ft. Flooded with natural light and finished with wooden flooring, the room offers the perfect blend of comfort and sophistication. The kitchen is sleek and modern with handle-less units, clean lines, and a full range of integrated appliances, including hob, oven, microwave, dishwasher and fridge freezer. This impressive living space also opens directly onto a private balcony, overlooking attractive communal gardens, with the added benefit of newly re-laid flooring.

There are two genuine double bedrooms. The larger principal bedroom boasts a stylish en-suite shower room and excellent integrated storage. The second bedroom is also generous in size, with further built-in storage, making it ideal for guests, children, or use as a home office. A modern family bathroom completes the internal accommodation, along with additional hallway storage.

The development itself is well managed, with landscaped communal areas, and benefits from a secure underground parking space. The property is also sold with a long lease (242 years), making it an ideal investment for the future. Perfectly positioned just minutes from Lower Sydenham station, it offers fast and frequent links into central London. Sydenham High Street and Beckenham are both within walking distance, offering a wide range of independent shops, restaurants, gastropubs and coffee houses, while several local parks, as well as the wonderful Beckenham Place Park, provides acres of green space right on your doorstep.

Sydenham Sales

020 8488 0011

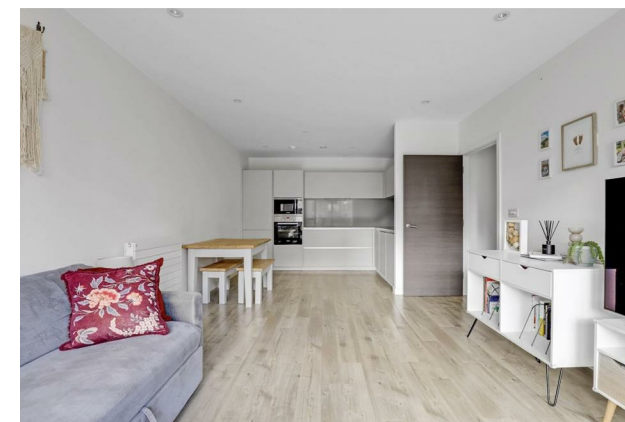
www.propertyworlduk.net

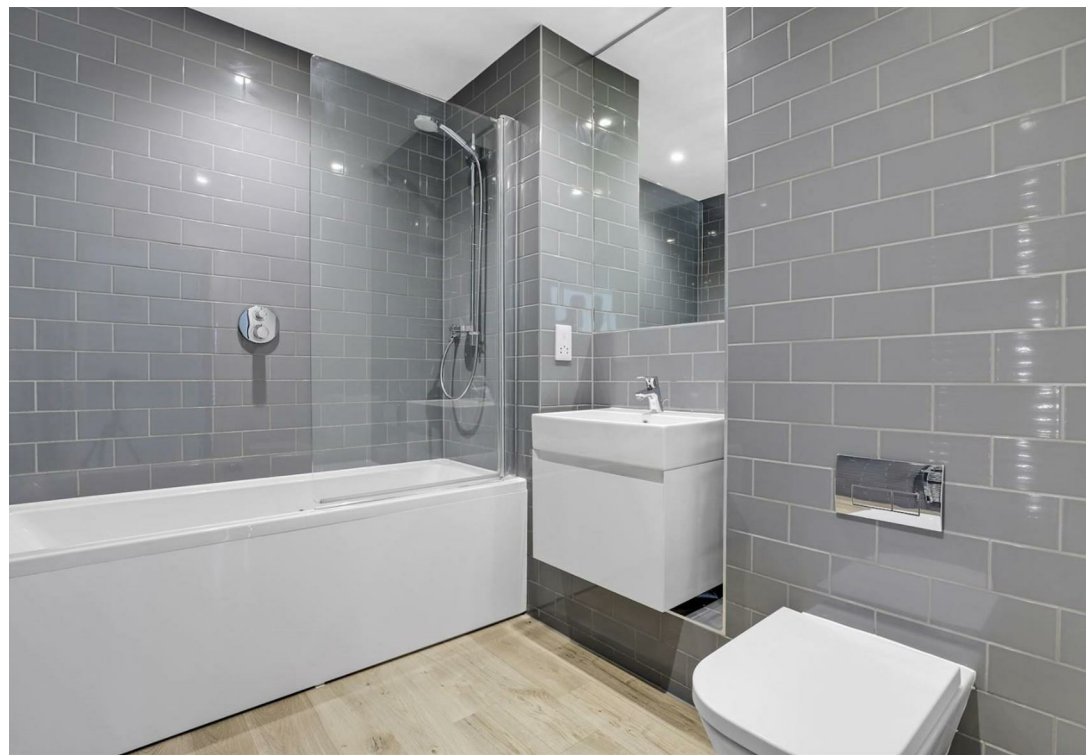
Property Summary

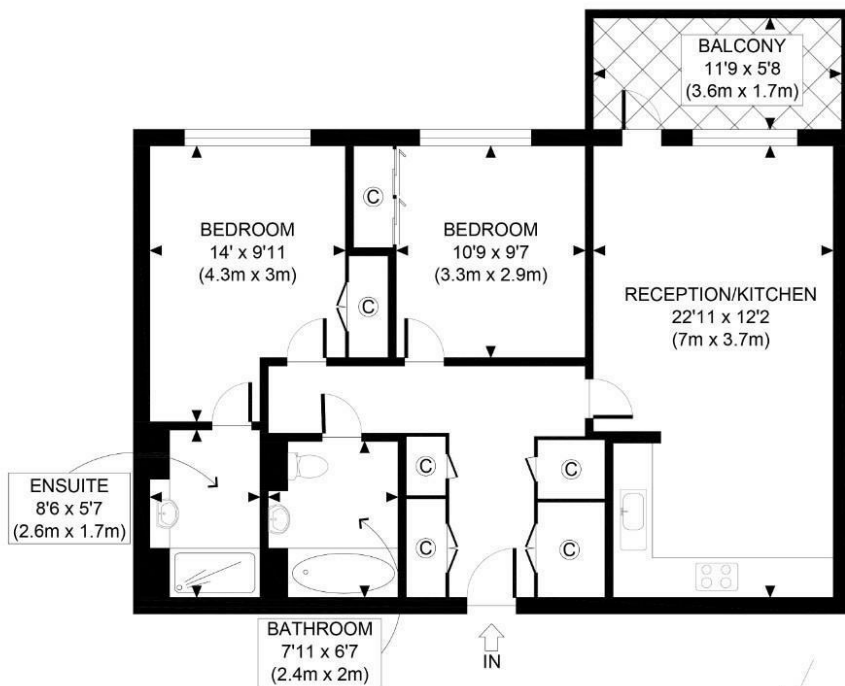
- Two bedroom luxury apartment
- Two bathrooms
- Private balcony
- Underground secure parking included
- Stunning open plan reception / kitchen
- Bursting with natural light
- Leasehold with Long lease of over 240 years
- New build guarantees still valid
- EPC Rating B
- Council Tax Band E

Our Vendor Loves...

"We've absolutely loved living here - it's such a peaceful space. The natural light from the large windows makes it feel bright and airy all day. The balcony is one of our favourite spots - the view over the beautifully kept courtyard garden is so calming, and it's lovely to enjoy a morning coffee or evening glass of wine out there. The flat is really well insulated, so it's cosy in winter with no need to use the heating! The neighbours are friendly and quiet, and the area has been perfect for us, with a lovely nursery and school just a short walk away. There's a handy little shop downstairs, plus Sainsbury's and all the restaurants, pubs and boutique shops of Beckenham High Street within 15 minutes. Beckenham Place Park is also nearby - a beautiful green space with a great café, Sunday market, fresh pizza and even a bar. The station is just two minutes away, with fast trains into London Bridge or Charing Cross, and there's secure underground parking too. It's been a fantastic home for relaxing and entertaining."







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 794 SQ FT



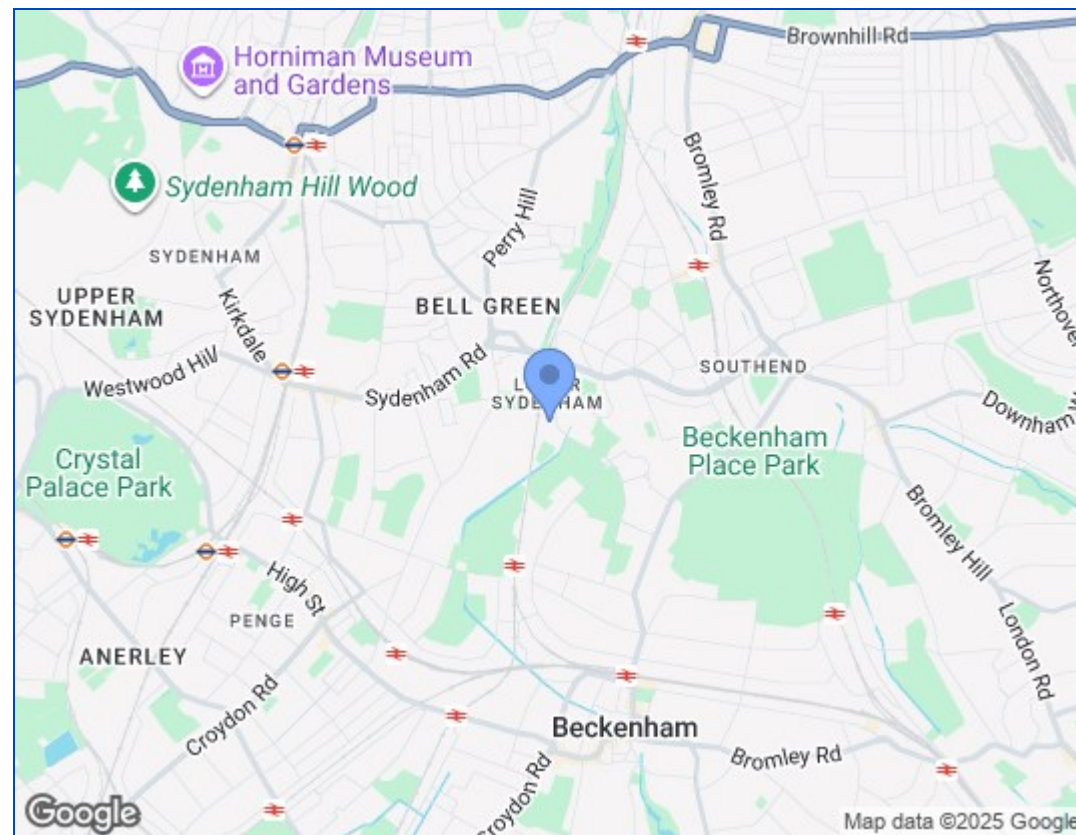
APPROX. GROSS INTERNAL FLOOR AREA 794 SQ FT / 74 SQM

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

station approach

date 04/09/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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.

