



Wells Park Road, Sydenham

Offers In Excess Of £350,000



Property Summary

Propertyworld is pleased to market this super modern & stunning two bedroom, two bathroom, purpose built flat with a PRIVATE BALCONY to the sales market. Built ten years ago, the flat is offered to the market in excellent condition and has been finished to the highest specification throughout. Ideally located for all local amenities and transport links, the property is almost opposite the beautiful Wells Park. Kirkdale, the historic original Sydenham High Street with its popular cafés and vintage shops is just a short stroll away. The accommodation is spacious with generous room sizes and lots of natural light. The details include: gorgeous living space with an open plan kitchen benefiting from an extensive range of white high gloss wall and base units, oak effect laminate worktop, integrated appliances, gas hob and electric oven. The lounge itself opens directly on to the PRIVATE BALCONY and has fabulous wooden floors, neutral decor and beautifully bright living space. There are two DOUBLE bedrooms plus two bathrooms (one en suite) - the family bathroom is tiled with a three piece suite and shower over bath, whilst the en suite includes a walk in shower and two piece suite. The property further benefits from entry phone security, do. The building has also recently been repainted externally. We believe this is an excellent property, and an ideal first time buy, offering the opportunity for modern living in a spacious and beautifully presented environment.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Two bedroom flat
- Modern, purpose built
- Private BALCONY
- Fabulous location
- Ideal first time buy
- Flooded in light
- Fantatsic amounts of storage
- TWO BATHROOMS
- Stunning interior
- EPC rating is b, council tax is C

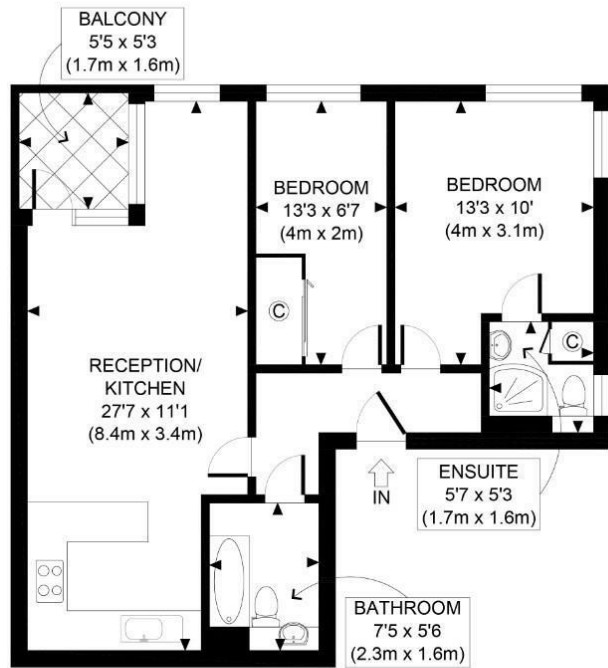
Our Vendor Loves...

Our Vendor Loves...

"We love the natural light here and the bright yet cosy atmosphere. The open-plan kitchen and reception room have become the heart of our home. The layout, featuring two rooms and two bathrooms, suited us perfectly. Having a communal bike storage room is very convenient. The flat is ideally located near beautiful Wells Park and just a few minutes away from Crystal Palace Park and Sydenham Woods. We appreciate our friendly neighbours and have found a wonderful local community in the local area. Forest Hill, Sydenham, Crystal Palace, and Kirkdale are all within easy reach, offering a variety of cafes, shops, and amenities. Additionally, the location is favourable for accessing central London via local stations, with Victoria, London Bridge, and East London all easily reachable."







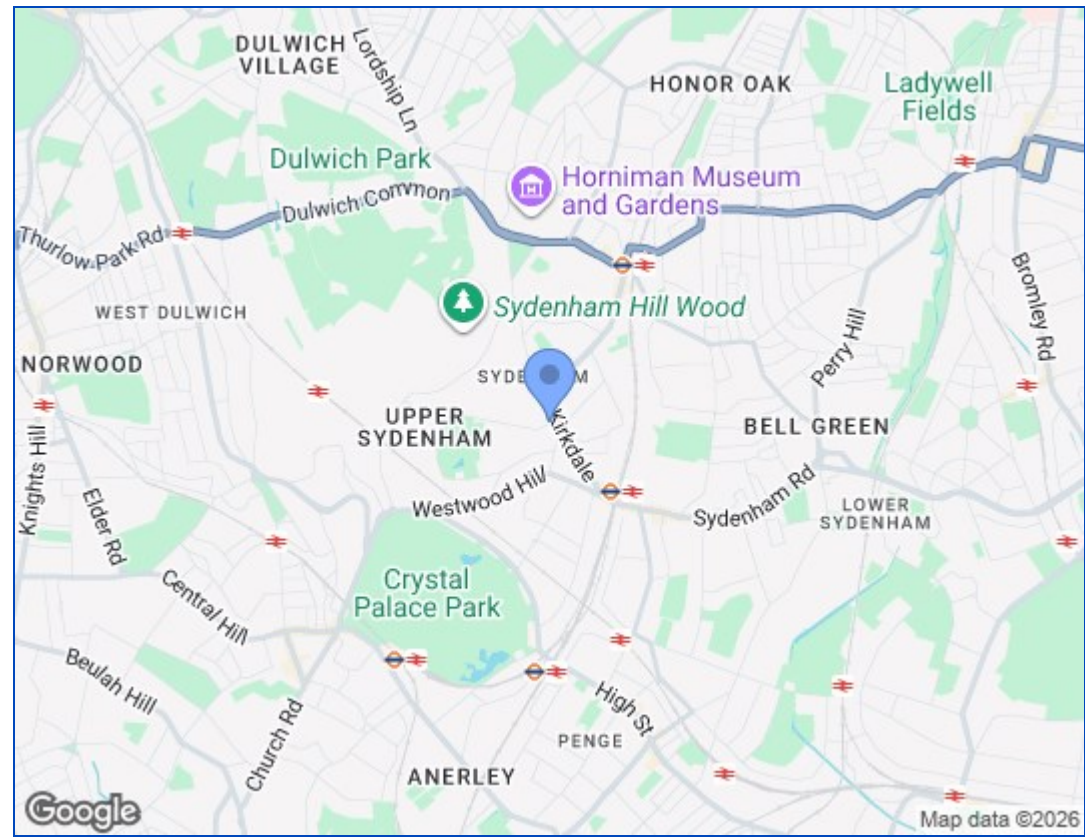
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 599 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 599 SQ FT / 56 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

wells park road
date 23/08/25
photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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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