



## Wiverton Road, Sydenham

Asking Price £550,000



3



2



1



D

## Property Summary

Propertyworld is proud to offer this stunning SHARE OF FREEHOLD three bedroom, two bathroom, split level period conversion to the market. This gorgeous property is HUGE, with generous rooms, over 1100ft of living space and beautifully proportioned accommodation throughout. Flooded in light and offered in exceptional condition, this is a rare and exceptional opportunity. Wiverton Road is arguably Sydenham's best road - a popular residential road of period properties. with easy access to two mainline stations (Penge East and Sydenham), lots of shops, amenities and eateries plus beautiful Crystal Palace Park. The details include: on the lower level there is a spacious and beautifully presented lounge with high ceilings, feature fireplace, 3 large double glazed windows, fitted carpet and bespoke recess shelving, the kitchen / diner to rear is a gorgeous and an additional communal space - ideal for families - with an extensive range of wall and base shaker style units, oak worktop. all appliances, gas hob, electric oven plus window and combi boiler. There is beautiful and upgraded bathroom with a walk in shower and two piece suite plus a large and spacious double bedroom. On the top floor there are two further bedrooms - the master to front - is gorgeous, flooded with light with fitted carpet and juliet balcony, whilst the smaller of the two is still a double and looks out to rear. The family bathroom includes a three piece suite and shower over bath. The flat further benefits from a long lease, fabulous presentation, double glazing and much more. Call Propertyworld on 0208 488 0011 to view.

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

## Property Summary

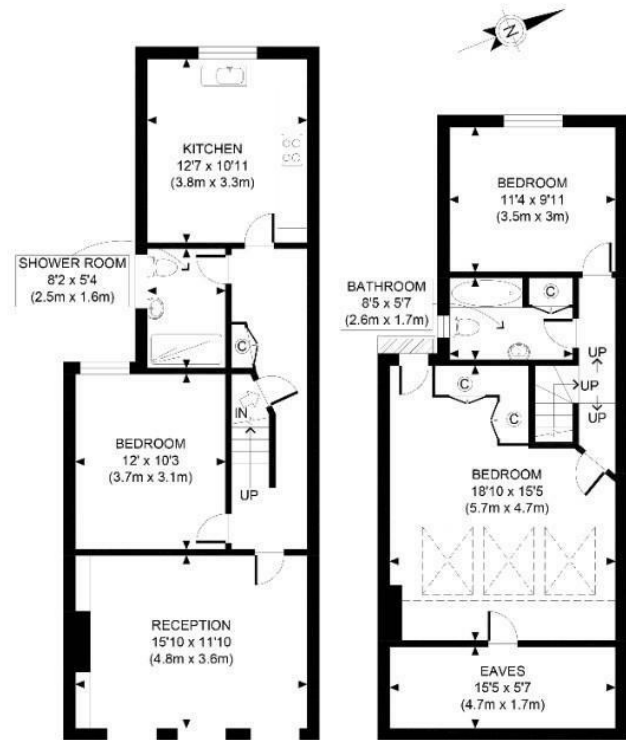
- Three bedroom flat
- SHARE OF FREEHOLD
- Split level property
- Two bathrooms
- Fabulous location
- Period conversion
- Rare and exciting opportunity
- Must be viewed
- EPC rating is D
- Council tax is C

## Our Vendor Loves...

The sheer size of the property is what drew me to it when I bought it. When you think of a flat you don't think of three large bedrooms, two bathrooms and over 1,100 square feet of floor space. It is such a spacious home, you are greeted by high ceilings when you walk in and the property is flooded with lots of light making it feel bright and airy. Wiverton Road is a lovely quiet road surrounded by parks with everything you could want within walking distance. Not knowing Sydenham before we moved here, it has been the best decision we have made.







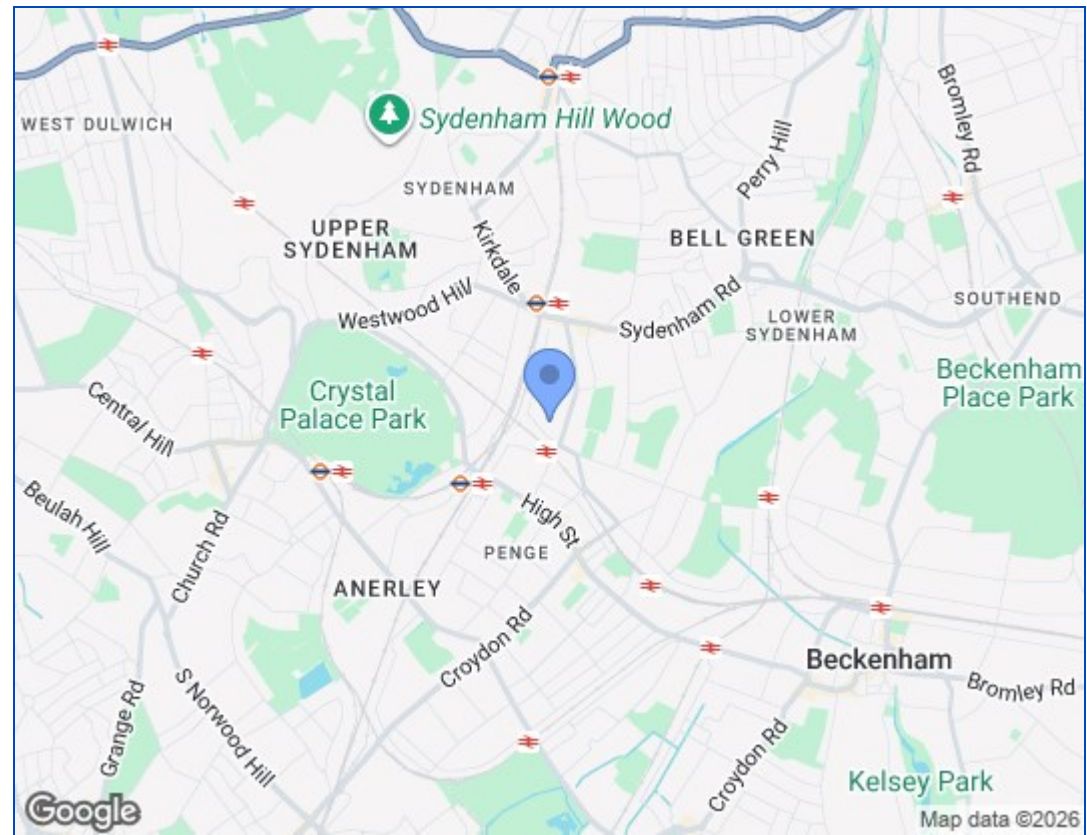
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 620 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES 568 SQ FT  
FLOOR AREA WITHOUT EAVES 475 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1188 SQ FT / 110 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1095 SQ FT / 102 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

Wiverton Road

date 04/09/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(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.

