



**Kent House Road, London**

Guide Price £375,000



## Property Summary

Guide Price: £375,000 - £400,000

Propertyworld is proud to act as sole agent on this stunning two bedroom period conversion flat with SHARE OF FREEHOLD and OFF STREET PARKING. This gorgeous property is beautifully presented and spacious, with generous living space and beautifully proportioned accommodation throughout. The property is also flooded in light and an ideal first time buy. Located with an attractive Victorian townhouse, just off Sydenham Road, the flat is ideally positioned for lots of local amenities, transport links, shops and cafes.

The details include but are not confined to: the lounge is a spacious room and immaculate, with period cornicing, neutral decor, feature fireplace, fitted carpet and a large double glazed window with bespoke plantation blinds, the kitchen / diner benefits from an extensive range of wall and base shaker style oak oak units, with a real wood worktop, plus there is space for a dining room table and chairs, tiled splashback, large window, gas hob and electric oven. Both bedrooms are DOUBLES (the master is larger) and both are beautifully presented in neutral tones with fitted carpet, the bathroom is modern with fully tiled walls, three piece white suite and shower over bath. To front, there is an ALLOCATED OFF STREET PARKING space. This is simply a fabulous property - that is ready to move into and ready to be called home. Be the first to see by calling Propertyworld on 0208 488 0011.

## Property Summary

- Two bedroom flat
- Period conversion
- OFF STREET PARKING
- SHARE OF FREEHOLD
- Immaculate presentation
- Kitchen / diner
- Excellent location
- First floor flat
- Must be viewed
- Council tax band is B

## Our Vendor Loves...

'We have loved living here for more than twenty years. It's a lovely bright property, close to the high street and with fantastic transport links. We will be very sorry to move out of London but the time has come to move nearer to family.'



Sydenham Sales

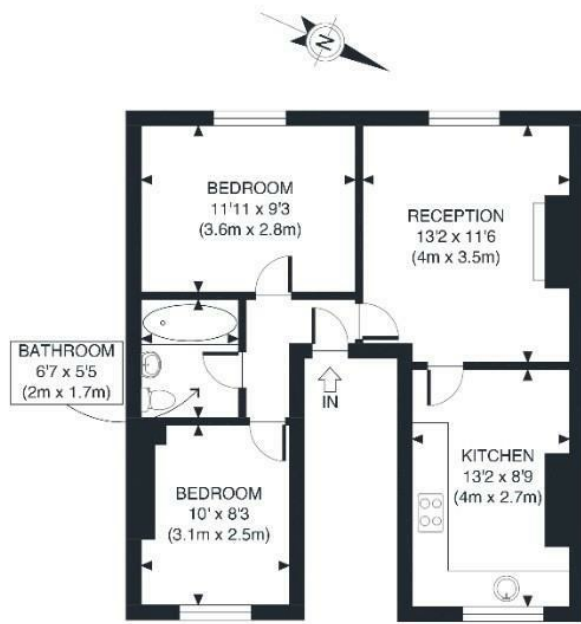
020 8488 0011

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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 537 SQ FT

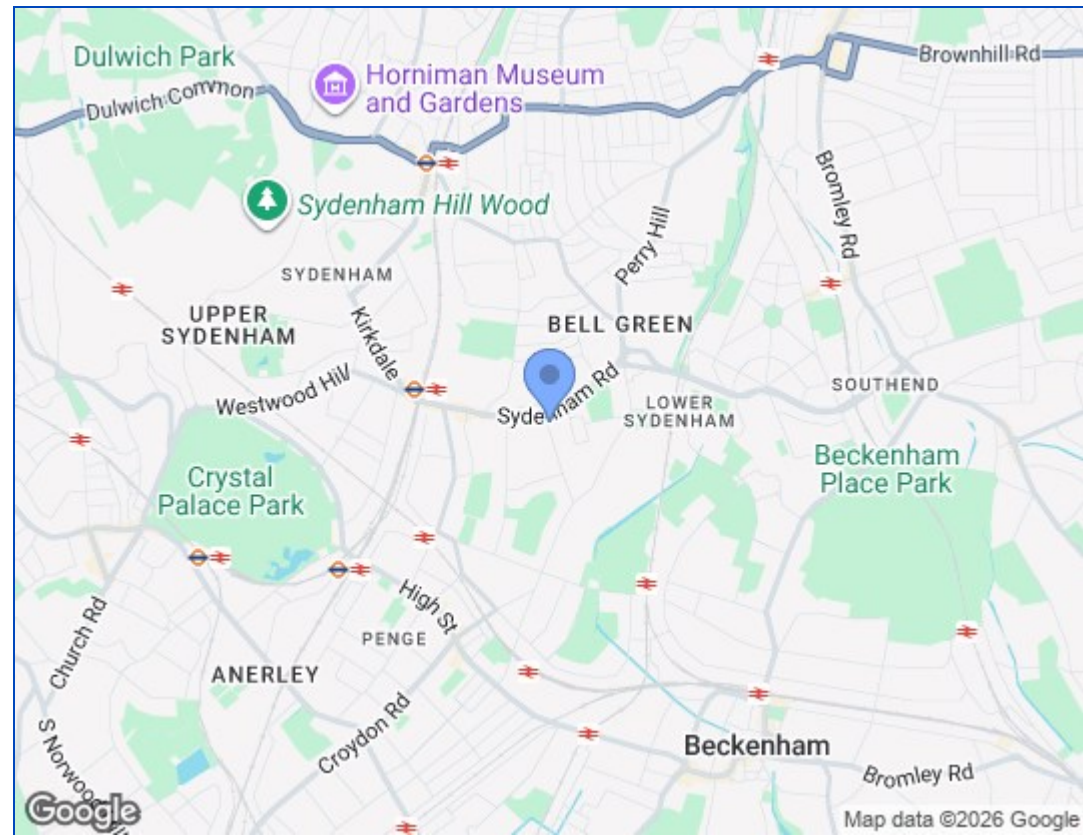
APPROX. GROSS INTERNAL FLOOR AREA 537 SQ FT / 50 SQM

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

Kent Hse

date 21/04/23

photoplan



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>	73	80
	EU Directive 2002/91/EC	

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