



**Border Road, Sydenham**

Asking Price £475,000



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## Property Summary

A rare two bedroom ground floor maisonette in a small low rise block, with SHARE OF FREEHOLD, NO CHAIN and large front and rear GARDENS, offered to the market by Propertyworld. Located on BORDER ROAD - arguably the best road this side of Dulwich - a tree lined, and super tranquil residential road in the heart of the Lawrie Park Triangle, only five mins from Crystal Palace Park. With privet hedges and white picket fences, it has the look and feel of a quintessential English Village, but lies minutes away from an array of shops, services and handy transport options. Its beautiful and incredibly rare.

Offered to the market after an almost complete renovation, the property offers spacious accommodation, with generous room sizes and beautiful proportions. Built in the post war period, the building enjoys superior thermal and acoustic performance compared to older period properties. The details include: as you walk from Border Road you are struck by the neat front gardens and well maintained feel of the small block. Our front garden is a generous size with a tidy lawn and some planting. On entering the flat itself you are immediately struck by the newly decorated walls and lovely cork floor. The lounge is beautiful and enjoys views over the gardens and road to front, with neutral decor, cork floor and large double glazed window to front. There are TWO DOUBLE bedrooms - both beautifully presented, flooded in light and flooded in light - plus a charming family bathroom with gorgeous tiling, three piece suite and shower over bath. The rear garden is accessed via the kitchen and is really BIG. Generous lawns, and lots of mature plants, fruit trees and an incredible sense of privacy define this beautiful space.

CHAIN FREE. FREE ON ROAD PARKING. SHARE OF FREEHOLD. STUNNING LOCATION. GARDENS. INCREDIBLE LOCATION.

Call Propertyworld now on 0208 488 0011 to view.

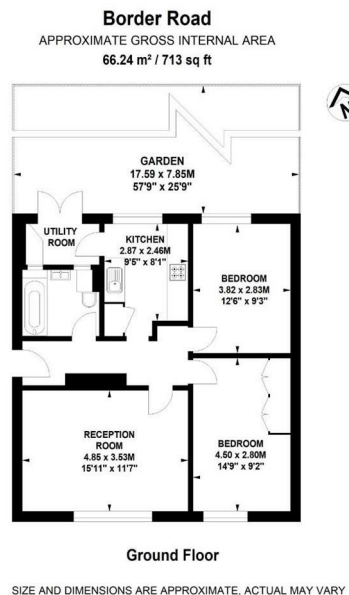
## Our Vendor Loves...

Our Vendor Loves...

"When we first moved in we felt so lucky to have found this peaceful corner of Sydenham. The sense of space and greenery you have from the flat is so rare and it feels like a country cottage setting. During summer we live in the garden and in Autumn our pink lady apple tree delivers us such treats! Being a few minutes walk to the park is also a massive bonus and seeing the regeneration project going on there is exciting. The utility space has been a game changer and the flat stays warm and cosy throughout the winter. The big windows letting so much light in. We are moving sooner than we would have liked and will truly miss living here."

## Property Summary

- Two bedroom flat
- Ground floor
- Chain free
- Front & rear gardens
- SHARE OF FREEHOLD
- Stunning location
- Renovated property
- Modern, purpose built
- FREE on road parking
- Must be viewed



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>	69	72
(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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