



**Oaksford Avenue, London**

Guide Price £375,000



## Property Summary

Guide Price: £375,000 - £400,000

A stunning ONE bedroom ground floor period property with NO CHAIN, PRIVATE GARDEN & EXTENDED LEASE\*\* offered to the market by Propertyworld. This flat is gorgeous, with beautifully presented and beautifully appointed accommodation throughout. Nicely balanced, with lots of natural light, this is a fab flat and an ideal first time buy. Oaksford Avenue is a popular residential cul de sac, that's conveniently located for lots of shops, amenities and cafes. Beautiful Wells Park is 2 mins way and Dulwich Dulwich Woodhouse Pub are a short stroll from the flat.

Lovingly cared for the current owners, the property is a delight. On entering you can sense and see the high spec finish and attention to detail. Confidently finished with bold colours and high spec materials, the flat is a premium proposition. The details include: to front is a stunning lounge with attractive bay window, bespoke built in cupboards, high ceilings and fitted carpet. There is one double bedroom which is beautifully presented bespoke fitted shelving and patio door leading to the private garden,. The kitchen / diner is the centre piece of this gorgeous flat and this contemporary space is ideal for modern lives and modern people. An extensive range of wall and base units is striking green with integrated appliances, gas hob, electric oven, breakfast bar and stylish tiled splashback. There is utility cupboard which houses the washing machine. The bathroom is fully tiled with a three piece white suite and mains shower over bath. To rear is an attractive and private rear garden that is hard landscaped for summer BBQs and drinks in the sun.

Offered CHAIN FREE and with an EXTENDED LEASE\*\*, this is a flat you have to be serious about. Call Propertyworld on 0208 488 0011 to view.

(\*\* offer dependent)

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- One bedroom flat
- Ground floor
- Period property
- CHAIN FREE
- EXTENDED LEASE\*\*
- Stunning interior
- Ideal first time buy
- Excellent location
- Must be viewed
- EPC rating is C / Council tax is B

## Our Vendor Loves...

Our Vendor Loves..

"The private garden is a sun trap in the morning and our favourite spot to sit outside with a quiet coffee before the day gets started. The street itself is incredibly quiet and peaceful, and we love that we can easily wander over to the local parks or take a weekend walk through Dulwich and Sydenham Woods. We've been spoiled for choice with Kirkdale right on our doorstep. Grabbing a coffee from Mont58, popping into the independent shops, heading up to the Wood House or down in to Forest Hill for a drink are all things we have loved. On the practical side, having both Sydenham and Sydenham Hill stations nearby has made getting into central London incredibly fast and stress-free".



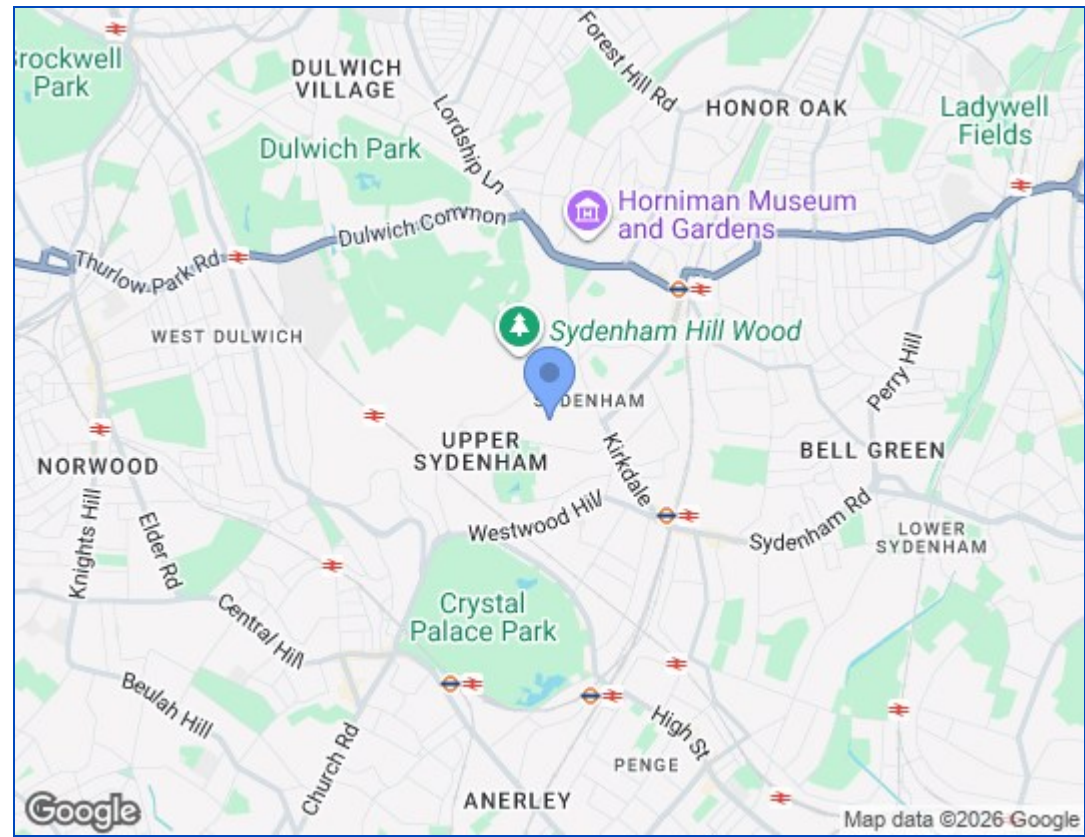




FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 645 SQ FT



<b>APPROX. GROSS INTERNAL FLOOR AREA 645 SQ FT / 60 SQM</b>	<b>OAKSFORD AVENUE</b>
<small>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.</small>	<small>date 05/05/26</small>
	<b>photoplan</b>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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