



Fransfield Grove, SE26
London

Offers Over **£450,000**



Set in a quiet spot, tucked away yet just moments from Kirkdale “Sydenham’s original High Street”, is this bright and well-designed period garden flat.

The property is accessed via its own private front door, with a discrete spot for bike storage and a separate external storage cupboard. Upon entering, you first reach the master bedroom which has lots of natural light due to the large, angled bay window which also creates a useful space for an office/dressing table set-up. Both bedrooms and the hallway benefit from the character and warmth of hardwood flooring.

- Two double bedroom period garden flat
- Ideal location on a quiet street, moments from Kirkdale
- Private South-East facing garden
- Private front door
- Bi-fold doors for indoor-outdoor living
- Excellent natural light
- Good transport links
- Lots of local green space



The bathroom (with L-shaped bathtub and overhead shower) is located right where you want it, in the middle of the flat, easily accessed by both bedrooms. The second bedroom is a decent size and can fit a double bed though is currently set up as a nursery.

The kitchen is open plan with the extended reception room, providing a generous and bright space with triple folding doors and a Velux roof light. The kitchen itself is well-equipped including an integrated dishwasher and washing machine. Both the kitchen and reception room have tiled floors with the added benefit of under-floor heating.

The bi-fold doors enable a seamless extension of your living space on warmer days, and the garden is decked to perfectly meet the floor level of the flat, which further enhances the relationship - and easy transition - between the indoors and outdoors.





The outlook to the rear is quite special, backing onto the gardens of Halifax Street. There is a real feeling of openness and a nice relationship with the neighbouring gardens and historic architecture. It's a perfect place for entertaining or relaxing with a morning coffee and there's plenty of sunshine due to its South-Easterly Aspect.

Fransfield Grove is extremely well located for the numerous amenities and independent businesses of Sydenham, Kirkdale and Forest Hill. Both Sydenham and Forest Hill stations are easily reached on foot within c.12 and c.16 minutes consecutively (via Google Maps).

Green space is in abundance, and includes local spots like Sydenham Wells Park and Mayow Park as well as the wonderful Dulwich Park and Sydenham and Dulwich Woods. Crystal Palace Park with its popular weekly farmers market and the brand-new dinosaur playground are also nearby.





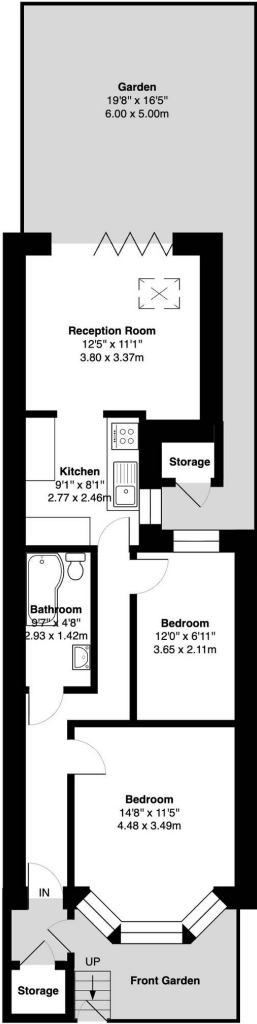
Fransfield Grove, SE26



Approximate Gross Internal Area = 589 sq ft / 54.8 sq m

Outbuilding Storage Area = 15 sq ft / 1.4 sq m

Total Area = 604 sq ft / 56.2 sq m



Lower Ground Floor

This plan is provided for layout guidance only and is not to scale unless otherwise specified. Window and door positions are approximate. While every effort has been made to prepare this plan accurately, interested parties are advised to verify all dimensions, shapes, and compass bearings before making any decisions based on it. No responsibility is accepted for any errors.



Properly

Tower Bridge Business Centre, 46-48 East Smithfield, London - E1W 1AW

07852324441 • grace.leslie@properly.space • www.properly.space/