



Sydenham Road, London

Asking Price £425,000



Property Summary

A simply stunning two bedroom, two bathroom split level masterpiece offered to the sales market by Propertyworld. This rare and fabulous property is laid out over three floors, with its OWN FRONT DOOR, SHARED REAR GARDEN, over 89 square metres of living space, beautifully proportioned accommodation throughout, and amazing natural light. An ideal buy for discerning first time buyers, the property is nicely located on Sydenham Road and close to Mayow Park plus lots of shops, eateries and transport links.

The details include: you enter the property via a private entrance into a welcoming and convenient entrance hall - ideal for shoes and coats and with storage. You climb the stairs and on the left enter into the centre piece of this amazing property - a jaw dropping, 25ft and uber stylish open plan kitchen / lounge. Its a great space and flooded in light with a beautiful stained glass window, a woven bamboo planking floor, dual aspect windows, stunning kitchen with integrated appliances, high gloss units and lots of worktop space, all of which leads to a fab lounge decorated in neutral tones and with ample space for a dining room table and chairs. There is also a large under stairs cupboard offering excellent storage. There is one DOUBLE bedroom on this level, a modern, stylish family bathroom with a two piece suite and separate W.C. The bathrooms are modern, with high spec fittings and spec. You climb the stairs again and find the master bedroom housed in a a brilliant loft conversion. This is a big room with huge amounts of eves storage, desk space, velux windows and a stunning en suite shower room.

The property benefits from further from NO CHAIN, SHARE OF FREEHOLD and much else. Call Propertyworld on 0208 488 0011 to be the first to see.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Two bedroom flat
- Period conversion
- Two bathrooms
- CHAIN FREE
- Recently refurbished
- Split level flat
- Incredibly spacious (89 sq m2)
- Private entrance
- SHARED rear garden
- EPC rating is D / council tax is C

Our Vendor Loves...

Our Vendors Love..

"The property has been an investment for us but we have loved it throughout our ownership. We wanted to make it our own and were keen to add a new dimension when we carried out the renovation, built around a central open plan living space and two bathrooms. Touches such as the durable bamboo floor and sleek lines of the kitchen, we are especially pleased with. We think its perfect for couples, families and friends and hope whoever owns it next, will enjoy the time and effort we spent trying to make it special".







GROUND FLOOR
GROSS INTERNAL FLOOR AREA 27 SQ FT

FIRST FLOOR
GROSS INTERNAL FLOOR AREA 629 SQ FT

SECOND FLOOR
GROSS INTERNAL FLOOR AREA WITH EAVES 296 SQ FT
FLOOR AREA WITHOUT EAVES 229 SQ FT

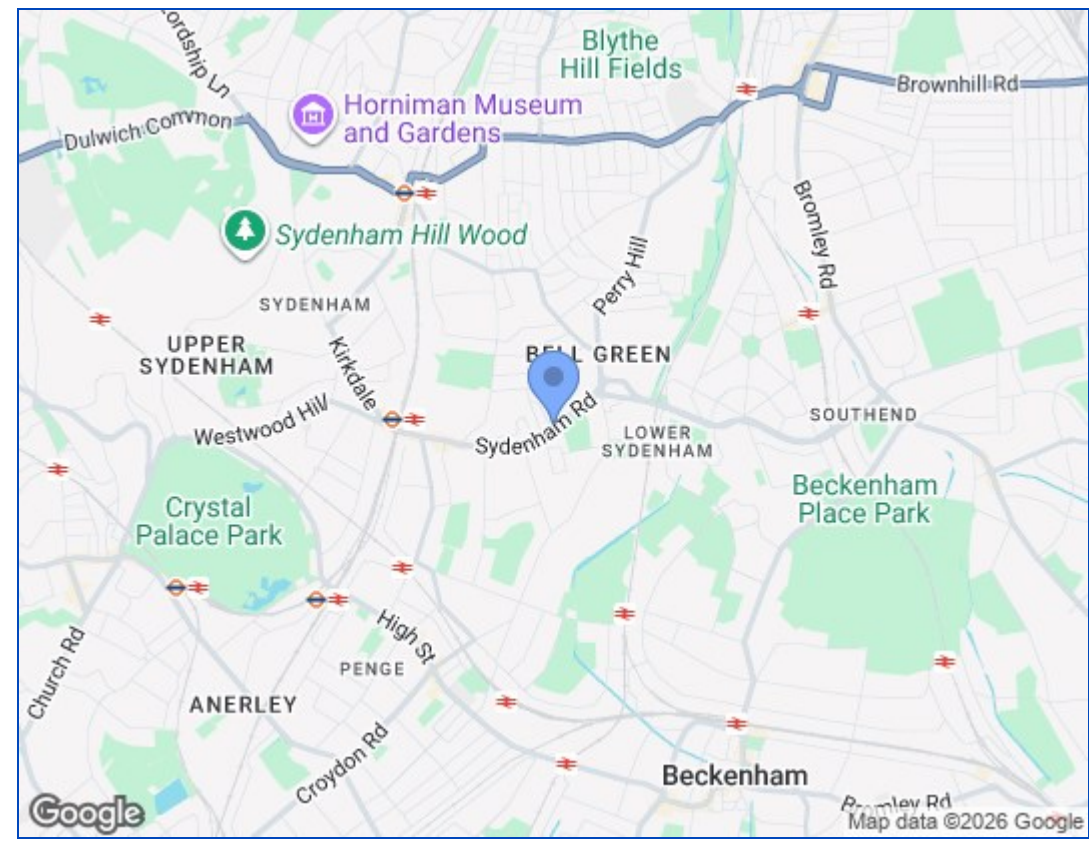
APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 952 SQ FT / 88 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 885 SQ FT / 82 SQM

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

Sydenham Road

date 27/01/26

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(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.

