



Wells Park Court, Sydenham

Guide Price £400,000



Property Summary

Guide Price: £400,000 - £425,000

Propertyworld is proud to bring this stunning two bedroom, CHAIN FREE, purpose built flat to market with SHARE OF FREEHOLD, PRIVATE BALCONY, 900+ YEAR LEASE (looking into Wells Park) and OFF STREET PARKING. Rare to market, this is a fabulous property and a rare opportunity for discerning first time buyers. The property is flooded in light and benefits from generous room sizes and beautifully proportioned accommodation throughout. Beautifully cared for by the current owners, including a stunning kitchen upgrade, the property is listed for sale in fabulous condition.

Taylor's Lane is a quiet residential road, running aside beautiful Wells Park and close to Kirkdale and the centre of Sydenham. Dulwich Woods and the popular Dulwich Woodhouse Pub are close by, as are lots of transport links and attractive eateries.

The flat is spacious and includes: a gorgeous lounge with PRIVATE BALCONY looking onto and towards beautiful Wells Park. The room is flooded in light, with an engineered wood floor and neutral decor. With ample space to dine, the room is the central hub and centre piece of the flat. The kitchen is attached to side, fully fitted and very modern. There is a range of shaker style dark green wall and base units, stunning oak worktop, integrated gas hob, electric oven, tiled splash back and ceramic butler sink. The bedrooms are both generous and beautifully presented - with neutral decor, double glazed windows and fitted carpet. There is a modern family bathroom with three piece suite, shower over bath, heated towel rail plus there is a generous and very welcoming entrance hallway. Tucked away at the top of Wells Park Court, the property has a great outlook front to back and with a stunning balcony and OFF STREET PARKING, lots of extra benefits that make it extra special. A dream FIRST TIME BUY, call Propertyworld on 0208 488 001 to be the first to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

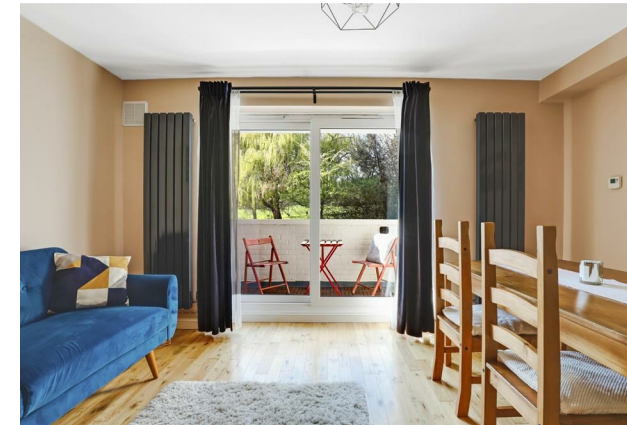
- Two bedroom flat
- Modern, purpose built
- Private balcony
- OFF STREET PARKING
- SHARE OF FREEHOLD
- Beautifully presented
- Ideal FIRST TIME BUY
- CHAIN FREE
- Stunning location
- Rare and wonderful

Our Vendor Loves...

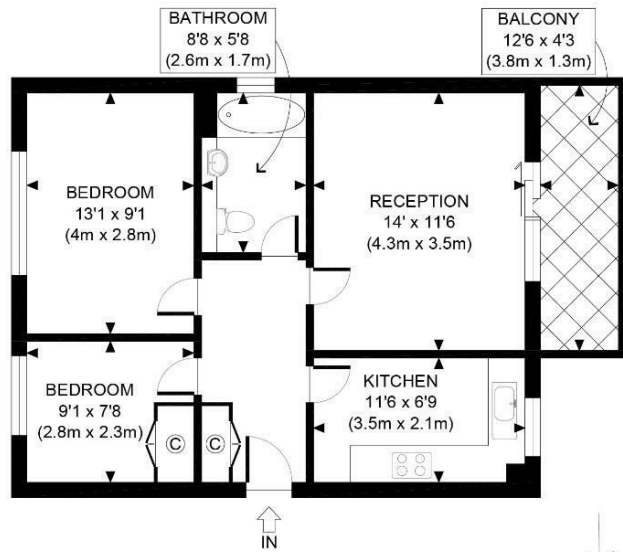
Our Vendor Loves..

"Living at Wells Park Court has been such a joy for us. One of the things we've loved most is having Wells Park just across the road, with its green open spaces, play areas and peaceful spots for a quiet walk. The Green Chain Walk is right on our doorstep, giving us miles of greenery to explore all the way towards Crystal Palace and beyond.

The area has such a friendly, welcoming atmosphere. Our "doggy friends" from the park have become part of our little community – it's one of those places where neighbours stop to chat and people look out for each other. We've also loved how perfectly balanced the location is. It's peaceful and quiet here, surrounded by trees and open space, yet we can be in central London in about 25 minutes by train whenever we fancy a day or evening in the city".



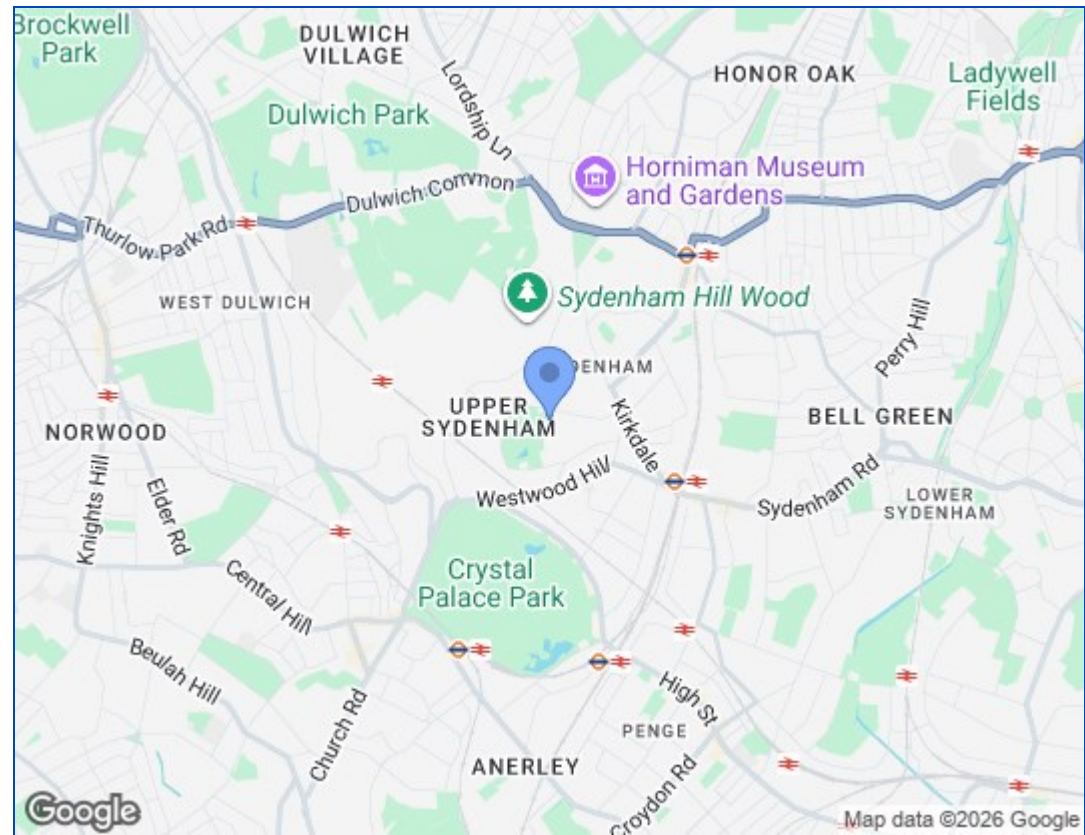




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 573 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 573 SQ FT / 53 SQM	wells park court
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	date 20/03/26
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	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	

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