



Tredown Road, London

Guide Price £450,000



Property Summary

Guide Price: £450,000 - £475,000

Property World is delighted to present this fabulous split level CHAIN FREE two bedroom Victorian conversion flat with SHARE OF FREEHOLD to the market. This stunning flat is spacious, with generous room sizes and beautifully proportioned accommodation throughout. Flooded in gorgeous natural light, this period gem is located in one of Sydenham's most sought after roads. Tredown Road is a quiet residential road of similar properties, located between two mainline stations - SYDENHAM and PENGE EAST - and only five mins from Sydenham high street, with its array of amenities, cafes and restaurants.

The property occupies the first and second floors of this pretty classic Victorian house and as such has no property or neighbours above and a spacious, generous lay out built around an attractive central staircase. The details include: on the first floor there are three rooms - lounge, master bedroom and kitchen, with a second double, bathroom and loft access above.

The lounge is spacious reception room with neutral decor and two sash windows to front which flood the room in natural light, whilst the large galley style kitchen is to side with an extensive range of wall and base units, integrated stainless steel hob, extractor fan hood and electric oven, tiled splashback and tiled floor. The master is simply gorgeous, with high ceilings, and fitted carpet.

The second bedroom is a genuine DOUBLE and decorated tastefully in neutral tones with a pleasant outlook to rear. The bathroom is modern with white three piece suite tiled, shower and ceramic tiled floor plus two double bedrooms.

This is an ideal first time buy or upgrade for those looking for that rare combination of space, style and location. Call Propertyworld now on 0208 488 0011 to secure one of our limited viewing slots.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

- Two bedroom flat
- Period conversion
- Split level property
- CHAIN FREE
- Fabulous location
- SHARE OF FREEHOLD
- Ideal first time buy
- Flooded in light
- Must be viewed
- EPC is D / council tax is C

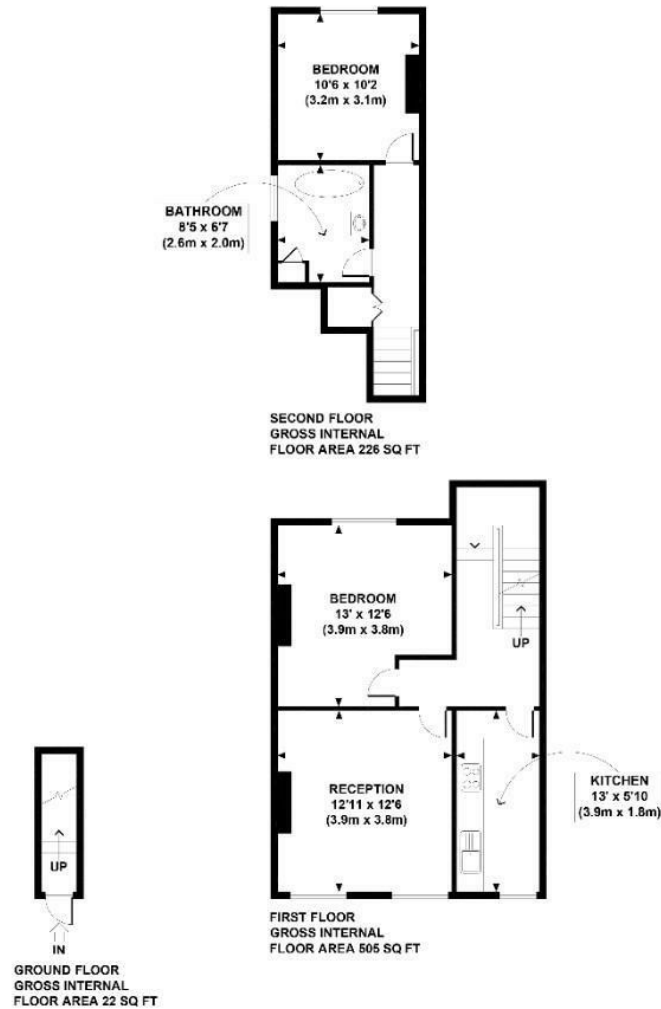
Our Vendor Loves...

Our Vendor Loves...

"We instantly fell in love with the proportions of this home. The layout for us felt more like a house than a typical two bedroom flat. We couldn't be happier with the location either, nestled between the overground and national rail, we've been spoilt for choice when it comes to getting to and from work (you can reach Victoria in 19 short minutes!) There's everything at a moments reach, beautiful parks, lovely cafes and bakeries, and supermarkets down the road. The only reason we're leaving is we're outgrowing our home at a rapid rate but we'll be sad to say farewell."

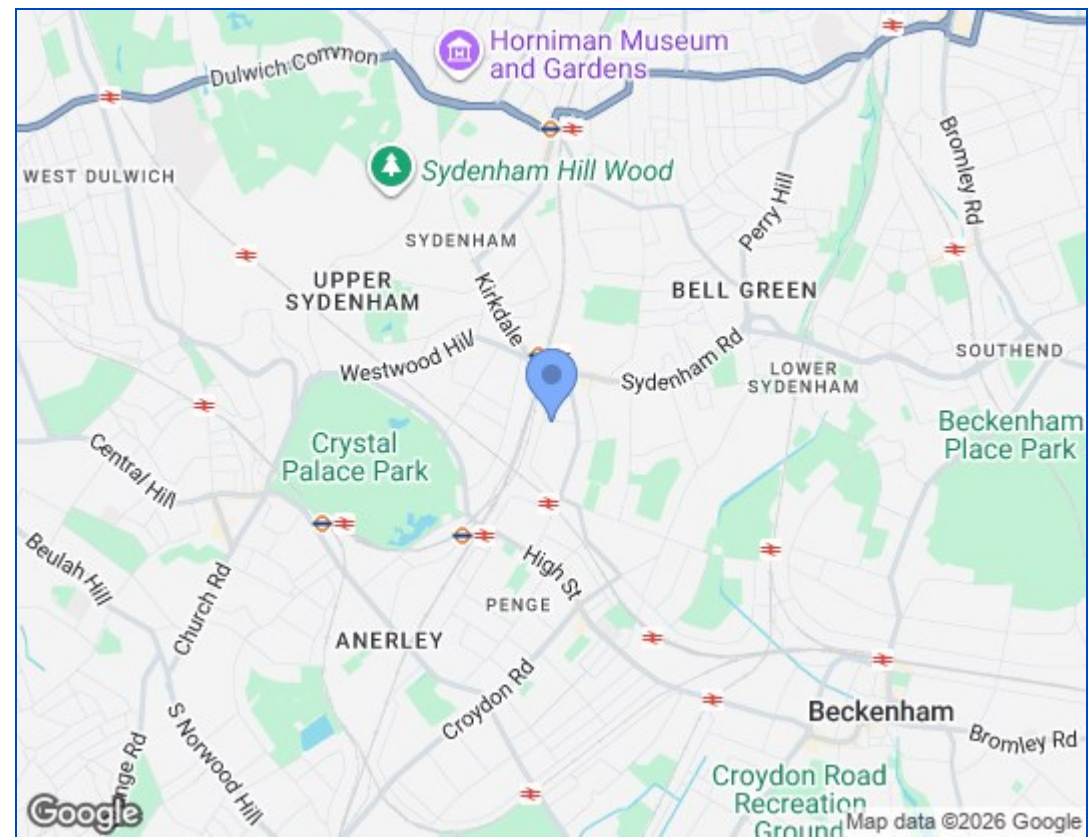






APPROX. GROSS INTERNAL FLOOR AREA 753 SQ FT / 70 SQ M
Ref: - 010525 Copyright **photoplan**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(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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