



**Lyric Mews, London**

Asking Price £275,000



## Property Summary

Propertyworld is proud to offer this fabulous one bedroom top floor flat within a prestigious GATED development, with OFF STREET PARKING & NO CHAIN.

This first time buyer's dream is spacious, with beautifully proportioned accommodation throughout, lots of light and generous living space. Lyric Mews is THE purpose built development in SE26. Located opposite Sydenham mainline station and high street, gated and incredibly well managed and cared for. Its low rise, full of owner occupiers and a five mins stroll to beautiful MAYOW PARK.

The property includes a spacious lounge and dining area, alongside a separate kitchen, offering the best in modern, contemporary living. The spaces are separate but open and have a great flow as well as being flooded in light. The kitchen is modern, including a range of wall and base shaker style units in white, laminate worktop and more. The lounge is bright and spacious with laminate floor, neutral decor and has a really airy feel with ample space for a dining room table and chairs. The bedroom is a generous double with a wall of BUILT IN WARDOBES, offering rare amounts of handy storage. The bathroom is offered in excellent condition with a white three piece suite and shower over bath.

The condition is excellent and the flat is ready for immediate occupation. Call Propertyworld on 0208 488 0011 to view.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- One bedroom flat
- Modern, top floor
- NO CHAIN
- Ideal first time buy
- OFF STREET PARKING
- Gated development
- Spectacular location
- Beautifully managed
- Flooded in light
- Excellent condition

## Our Vendor Loves...

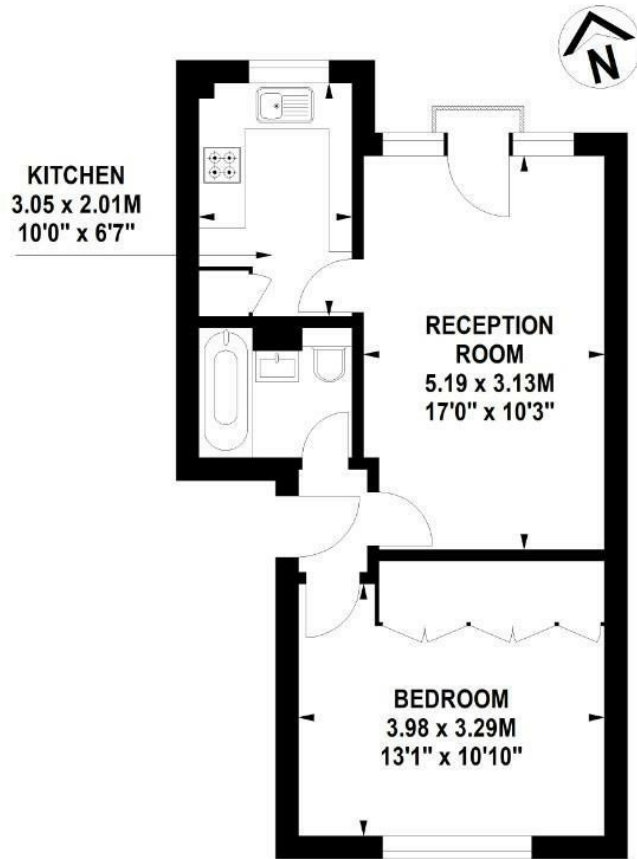
"This is an incredibly peaceful, well maintained and secure development. The flat itself is flooded with light and has a lovely feel to it - and as it's on the top floor there's no noise from above. It's a stone's throw from Sydenham train station and all the high streets' independent shops, cafes and restaurants as well as attractive green spaces like Mayow Park."





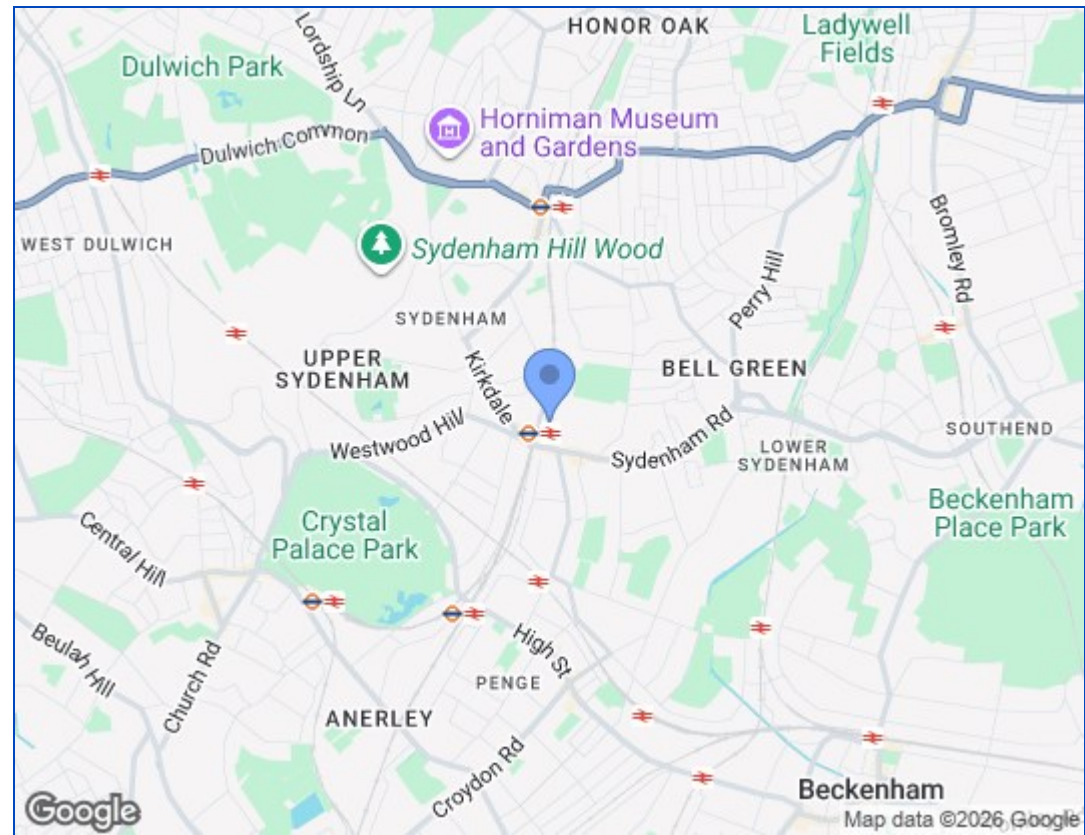
# Lyric Mews

APPROXIMATE GROSS INTERNAL AREA  
42.64 m<sup>2</sup> / 459 sq ft



Second Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	72
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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