



**Meadowview Road, London**

Guide Price £325,000



## Property Summary

Guide Price: £300,000 - £325,000 - ALL WHITE GOODS INCLUDED\*

A stunning two bedroom 1930s purpose built maisonette with a PRIVATE GARDEN, FABULOUS OUTLOOK & 140+ year lease offered to the sales market by Propertyworld. This fabulous first floor flat benefits from it own front door, large LOFT, excellent decor and beautifully proportioned accommodation throughout with fabulous natural light. A first time buyers and family's dream, we expect strong interest. Meadowview Road is a popular residential street of 1930s maisonettes, two mins from Lower Sydenham mainline station, with easy access into Beckenham, Catford, and surrounded by green spaces and amenities. Lower Sydenham station is literally 5 mins away, providing quick access to London Bridge and Charing Cross.

The details includes but are not confined to: you enter into an attractive and bright entrance hall that has loft access storage & handy convenient cupboard, ahead is the gorgeous lounge with an attractive bay window, views over the large rear garden, beautiful laminate floor, and recess shelving, the kitchen is modern and fitted with an extensive range of shaker style wall and base units, laminate floor, gorgeous oak worktop, and a beautiful outlook to rear, there are two bedrooms - the master benefits from neutral decor and and bay window - both beautifully presented, plus there is a super modern bathroom with a white two piece suite and walk in shower. The PRIVATE REAR GARDEN is a fabulous size with a high degree of privacy, shed and mature lawn to centre. Further benefits include: 140+ year lease, combi WORCESTR BOSH boiler, double glazing and much more. Be the first view by calling Propertyworld on 0208 488 0011. EPC rating is D. Council tax band is B.

## Property Summary

- Two bedroom maisonette
- PRIVATE garden
- Beautifully proportioned
- Fabulous outlook
- Ideal First time buy
- ALL WHITE GOODS INC\*
- Excellent condition
- Flooded in light
- Must be viewed
- EPC rating is D / council tax is B

## Our Vendor Loves...

"We've absolutely loved living in this spacious and bright home. It's filled with natural light, making it so warm and welcoming. Our garden has been our little oasis, perfect for relaxing or having friends over. Being so close to the station has made our commute ideal. Our lovely neighbours are super friendly and always helpful. The community has a wonderful family-friendly feel, making it an ideal place to call home. We're excited for the next owners to enjoy this special place as much as we have."



Sydenham Sales

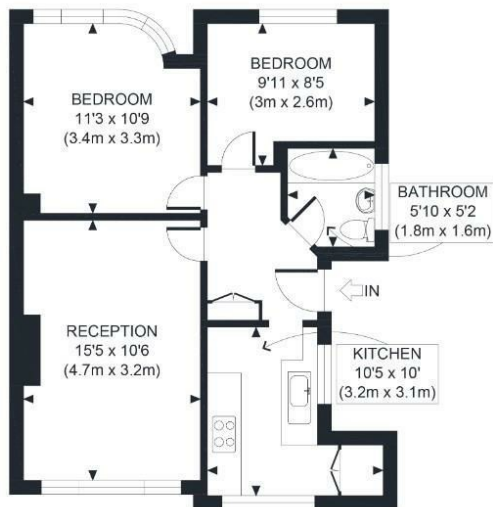
020 8488 0011

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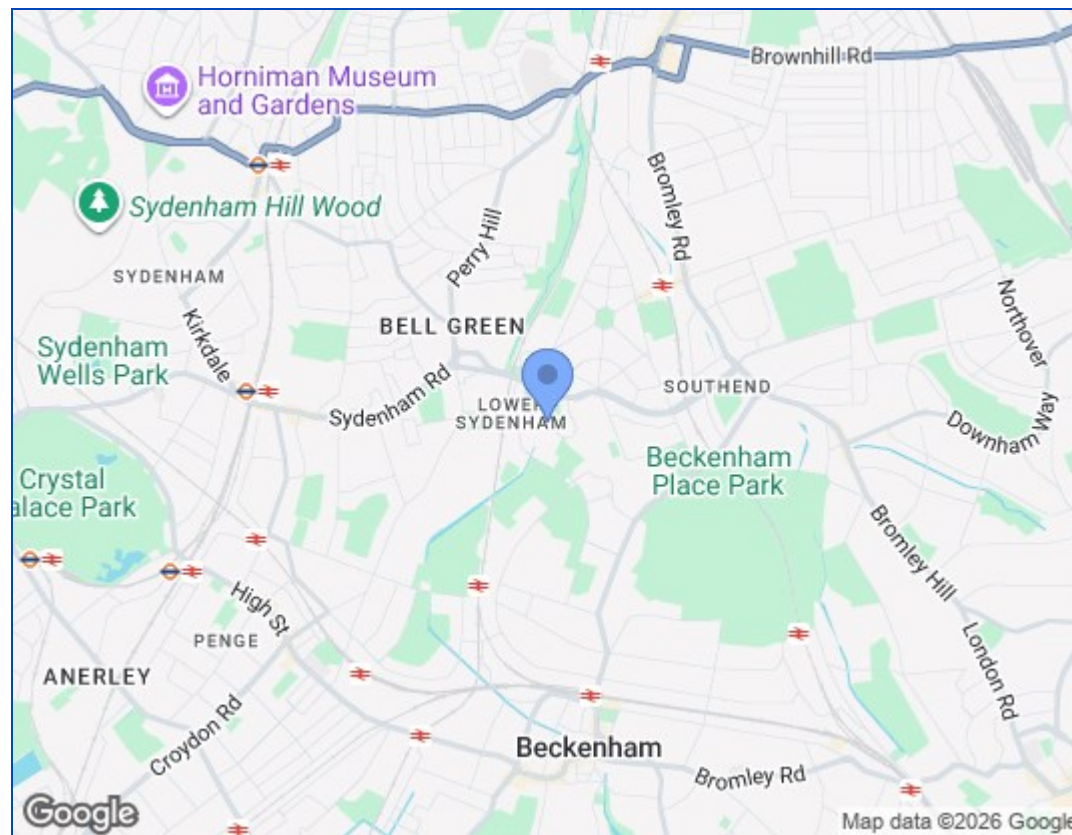


GROUND FLOOR



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 526 SQ FT

| APPROX. GROSS INTERNAL FLOOR AREA 526 SQ FT / 49 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 |          |
| date                                                                                                                                                                                                                                                                                  | 14/01/25 |
| photoplan                                                                                                                                                                                                                                                                             |          |



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 77        |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

