Charleville Circus, London

Guide Price £450,000

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Property Summary

GUIDE PRICE £450,000-£475,000

Propertyworld is delighted to bring to market this delightful two bedroom first floor period conversion with its own section of private garden. This stunning flat, forms part of a 'chocolate box' period property, in the heart of Charleville Circus - a highly sought after and rare circular road - just a stone's throw from South London's Best Park - Crystal Palace (Guardian 2024). This super pretty road has been designated an Area of Special Land Character (ASLC) by Lewisham Council. Falling just short of full conservation status, the award is made to " recognize and protect local architectural and historical value". Its a genuinely stunning spot, in high demand, with lots of amenities, including the Crystal Palace Triangle close by.

The flat itself is gorgeous and has been lovingly cared for the current owners. An ideal first time buy, the flat is light, airy and well presented throughout. Offering a subtle blend of modern and traditional touches, the flat is that rare thing - gorgeous to look at with a warm, cosy , homely feel. With generous rooms, high ceilings and beautifully proportioned accommodation throughout , we expect strong demand and strongly advise an early appointment to view.

It comprises two generous two double bedrooms - the master is stunning with a beautiful tall windows to front, extensive built in wardrobes and features fireplace, a gorgeous reception room with period features and bags of character, modern fitted kitchen with shaker style units, inset sink and Quartz worktop , plus a contemporary bathroom suite. The flat comes with its own section of private garden to the rear and long lease. Commuters have a choice of mainline and overground stations including Sydenham Hill, Sydenham and Penge West all with fast links into Central London.

EPC rating is C. Council tax is B.

Sydenham Sales
020 8488 0011
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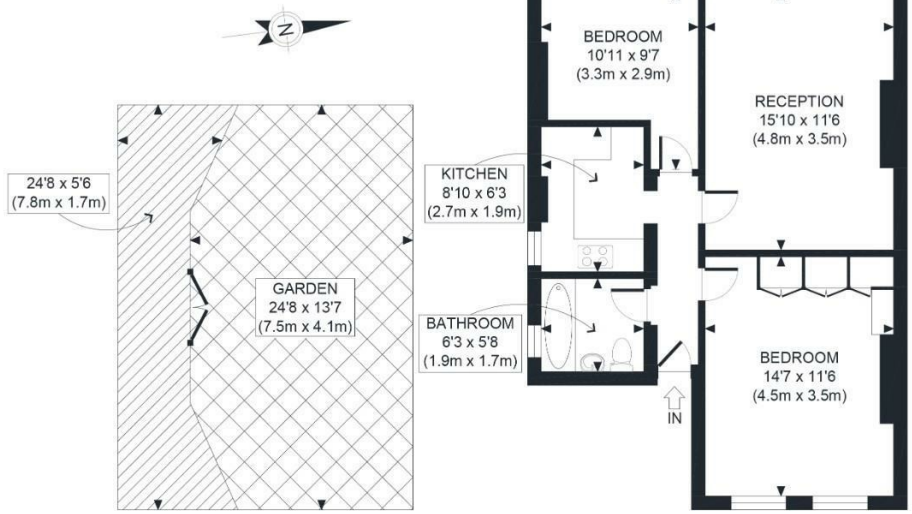
Property Summary

- Two bedroom flat
- Period conversion
- Stunning interior
- Private section of garden
- Area of Special Land Character
- Gorgeous building
- Fabulous location
- Rare opportunity
- Ideal first time buy
- Must be viewed

Our Vendor Loves...

“We fell for this flat the first time we walked in. The large dual-aspect windows keep it bright from morning through to evening, and because the air moves right through, it stays cool even in the middle of summer. Trees and greenery wrap around the building, so it feels far more secluded than a London home has any right to.
Inside, we designed the kitchen and bathroom ourselves, so everything works the way you actually want it to day to day. Both bedrooms have brilliant storage, which is rare in a flat this size.
Crystal Palace Park and Sydenham Hill Park/Woods are both on the doorstep. We’ve seen some incredible gigs hosted in Crystal Palace park over the years - definitely one of the things we’ll miss the most. The Triangle's coffee shops, restaurants and bars are only a walk through the park away!”

2026 August



GROUND FLOOR

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 586 SQ FT

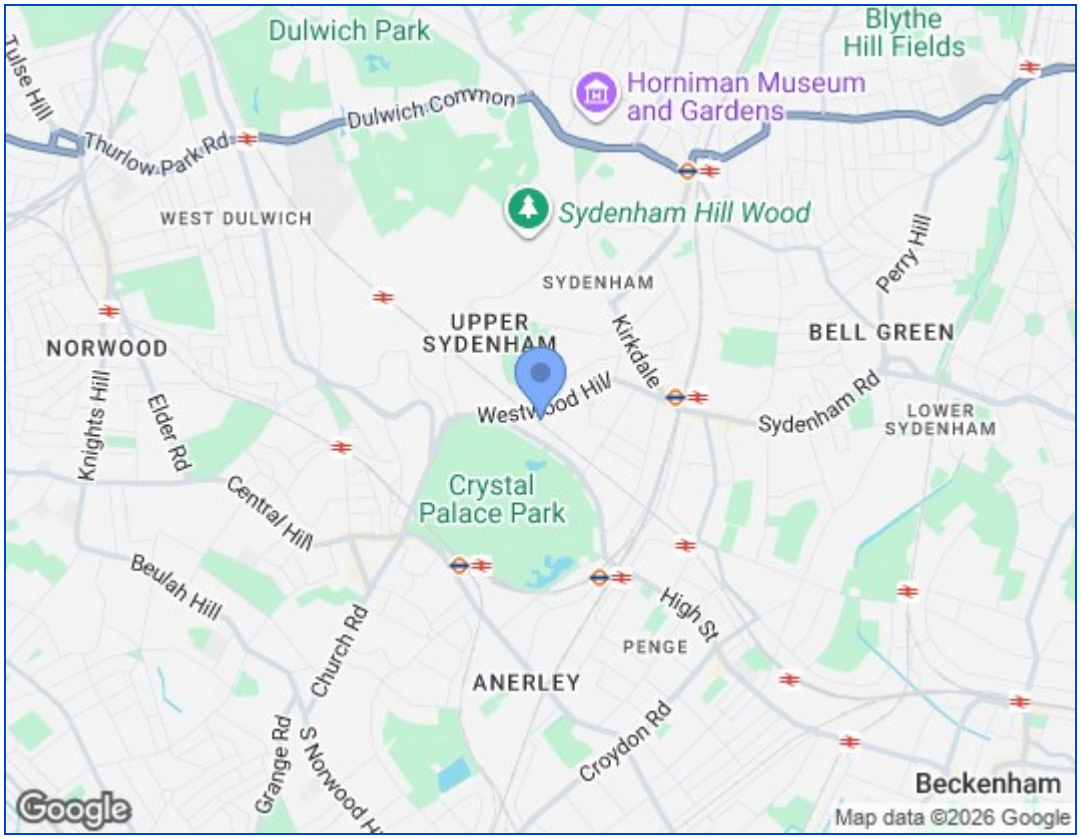
APPROX. GROSS INTERNAL FLOOR AREA 586 SQ FT / 54 SQM

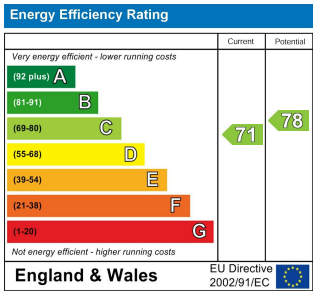
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Charleville circus

date 27/08/26

photoplan





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