

264-274 Kirkdale, Sydenham

Asking Price £525,000

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propertyworld

Property Summary

Propertyworld is proud to present this fabulous two double bedroom, two bathroom maisonette, with SHARE OF FREEHOLD, a PRIVATE GARDEN & OFF STREET PARKING, located in a GATED MEWS DEVELOPMENT. Chrisnic Court is a low rise mews of eight properties built within a former photographic studio / warehouse, discreetly located behind Kirkdale bookshop. The property is beautifully presented & flooded in light, with generous rooms & beautifully proportioned accommodation throughout.

The accommodation comprises an impressive 23ft reception that is large enough for both a generous main living space and dining area. Semi open plan off the reception is a light and modern fully fitted kitchen with an L shaped range of white shaker style units incorporating an integrated oven, hob, extractor and dishwasher. The patio / garden, the largest in the development, is SOUTH facing and almost 28ft by 13ft. It is an incredible private & secluded space - ideal to have friends over or enjoy a simple BBQ with family. There are two double bedrooms, both with built in storage, the master with a modern ensuite shower room. Other benefits include: secure video entry phone system, Hive connectivity to the central heating system, and an off street allocated parking spot.

The location offers seclusion and privacy, behind a gated entrance, off Kirkdale Road but affords very easy access to a wealth of independent cafes, gastropubs, restaurants and shops on Sydenham road as well as being just a couple of minutes' walk from Sydenham train and Overground station. This delightful property is one that simply must be viewed.

103 years lease left. £1968 service charge. No ground rent.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Two bedroom purpose built flat
- Modern, ground floor apartment
- Gated mews development
- OFF STREET PARKING
- Private SOUTH FACING garden
- SHARE OF FREEHOLD
- Large open plan living space
- Two bathrooms
- Rare and very special opportunity
- Council tax and EPC are C

Our Vendor Loves...

"From the very first viewing, we fell in love with the south-facing patio, where we've spent countless sunny afternoons and summer barbecues with friends and family. The open living space has been perfect for hosting and sharing meals together. We've always loved how peaceful and private the flat feels, despite being just a four-minute walk from the station. This home has been a special part of our lives, and we hope the next owners love it as much as we have"











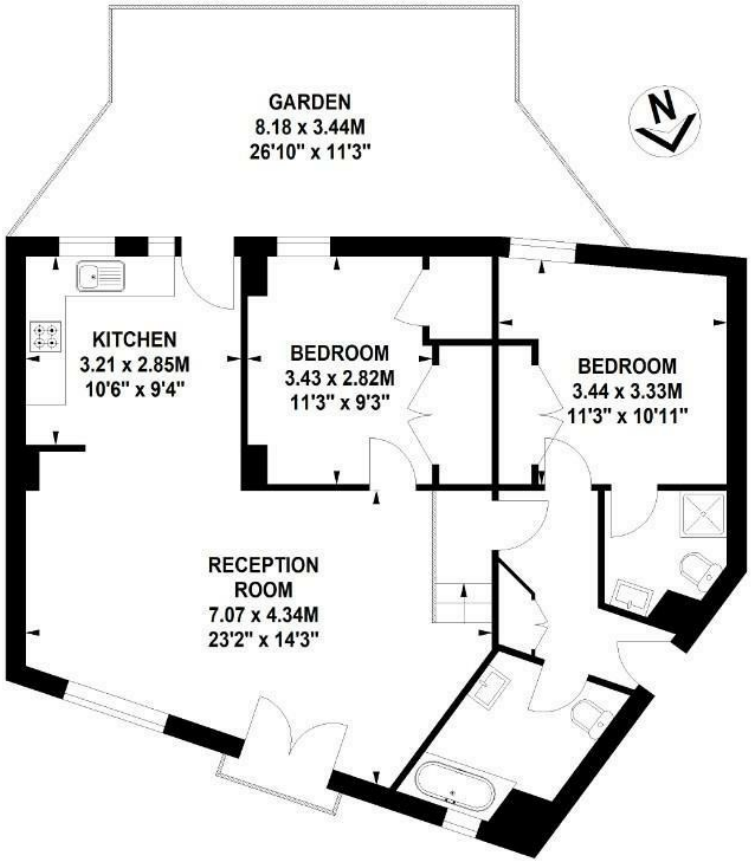




Chrisnic Court

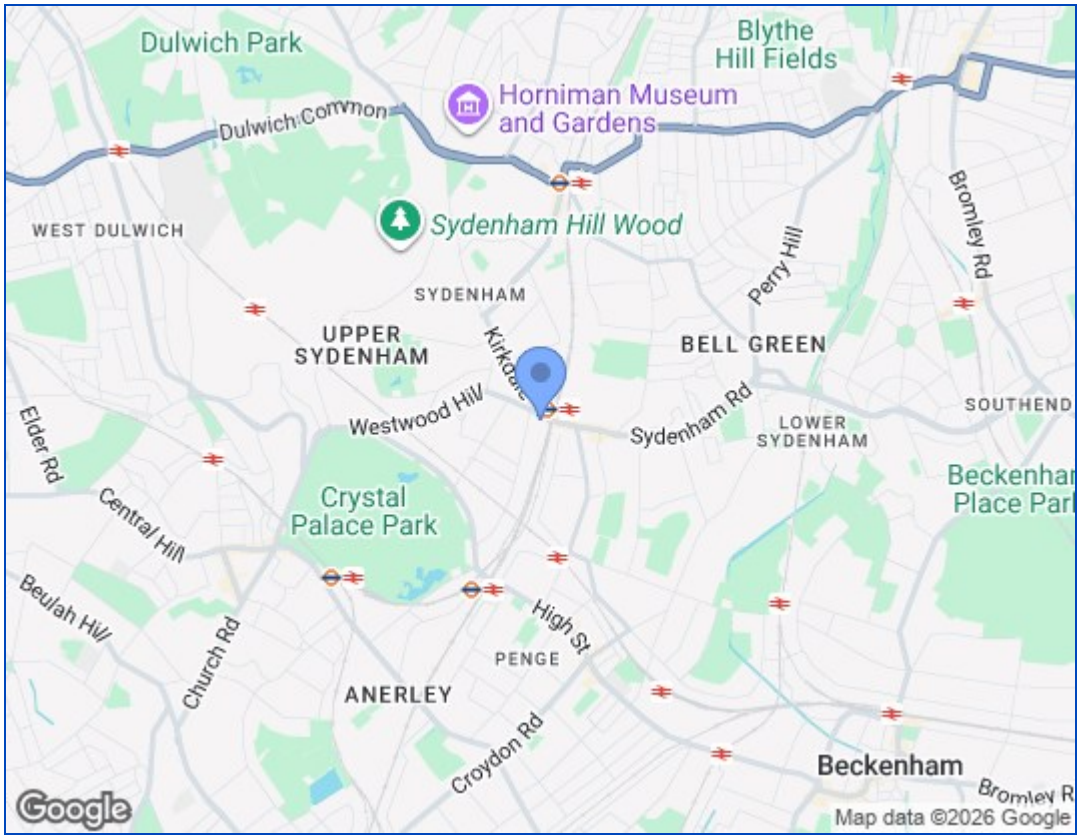
APPROXIMATE GROSS INTERNAL AREA

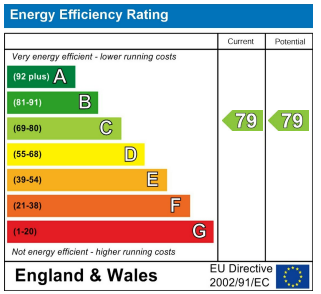
76.46 m² / 823 sq ft



Ground Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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