



## Thorpe Close,

Guide Price £290,000



1



1



1



D



## Property Summary

Guide Price: £290,000 - £310,000

A beautiful and spacious one bedroom flat offered CHAIN FREE by Propertyworld. This gorgeous flat is on the top floor of a small, well managed, post war block, a few hundred yards from Sydenham High Street, mainline station and only 2 minutes from stunning MAYOW PARK. The flat is spacious with generous living space and beautifully proportioned accommodation throughout. Flooded in light and with pleasant views from either side, the property has a genuinely beautiful vibe and flow. The current owner has carried out important works in the last few years (a full list is available) to create an aesthetically pleasing but warm and cosy home. ALL APPLIANCES are included.

The details include: you enter in the property and are immediately struck by the amazing natural light streaming through the windows. To front is a gorgeous and very spacious lounge. The room is beautifully presented with feature fireplace, neutral décor, fitted carpet / wood floor and attractive cornicing. The kitchen is modern and fitted with white gloss base and wall units, integrated appliances with view into the communal gardens to rear. There is a large DOUBLE bedroom which is flooded in light and spacious., with neutral decor and fitted carpet.. The bathroom includes a three piece suite, mains shower over bath, tiled walls and more.

This is a fabulous flat which is rare in its size, location and finish. With a lease of over 170 years, NO CHAIN and part of a small, well managed block, this is a rare and highly desirable flat. Call Propertyworld on 0208 488 0011 to view.

EPC rating is D / Council tax is B

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

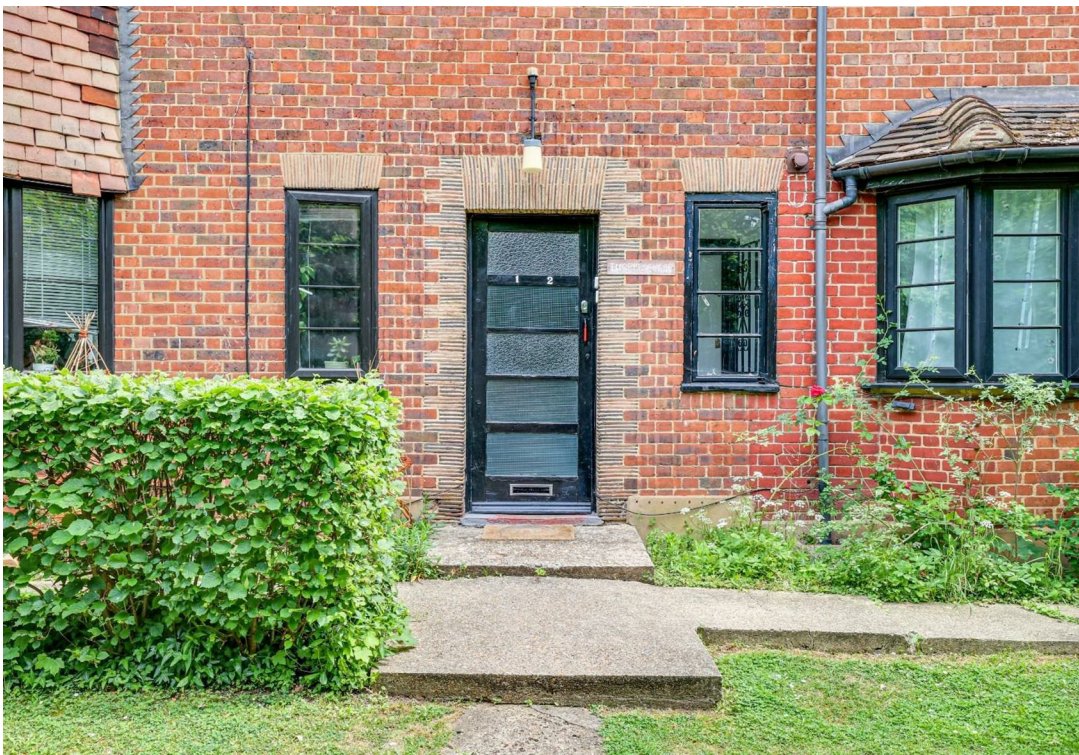
- One bedroom flat
- Modern post war
- Top floor flat
- Flooded in light
- Fabulous location
- CHAIN FREE
- 171 EXTENDED lease
- Spacious property
- Ideal first time buy
- Beautiful outlook / flow

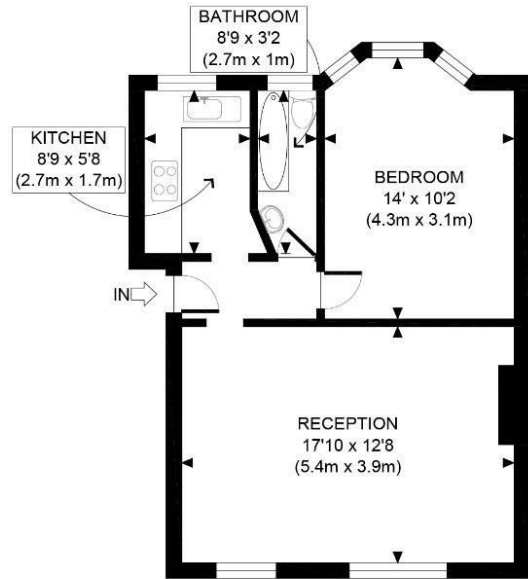
## Our Vendor Loves...

Our Vendor Loves..

"This is a lovely flat in a great location for access to the nearby stations: Sydenham is very close by but also Lower Sydenham, Penge etc. It is also a no through road except for bikes and cycles which adds to its calm and green outlook with Mayow Park on the doorstep. We have also enjoyed full access to the communal gardens and outside storage space for my bike s and so on. In short, a much loved flat in a great location, which we have spent time and care on."



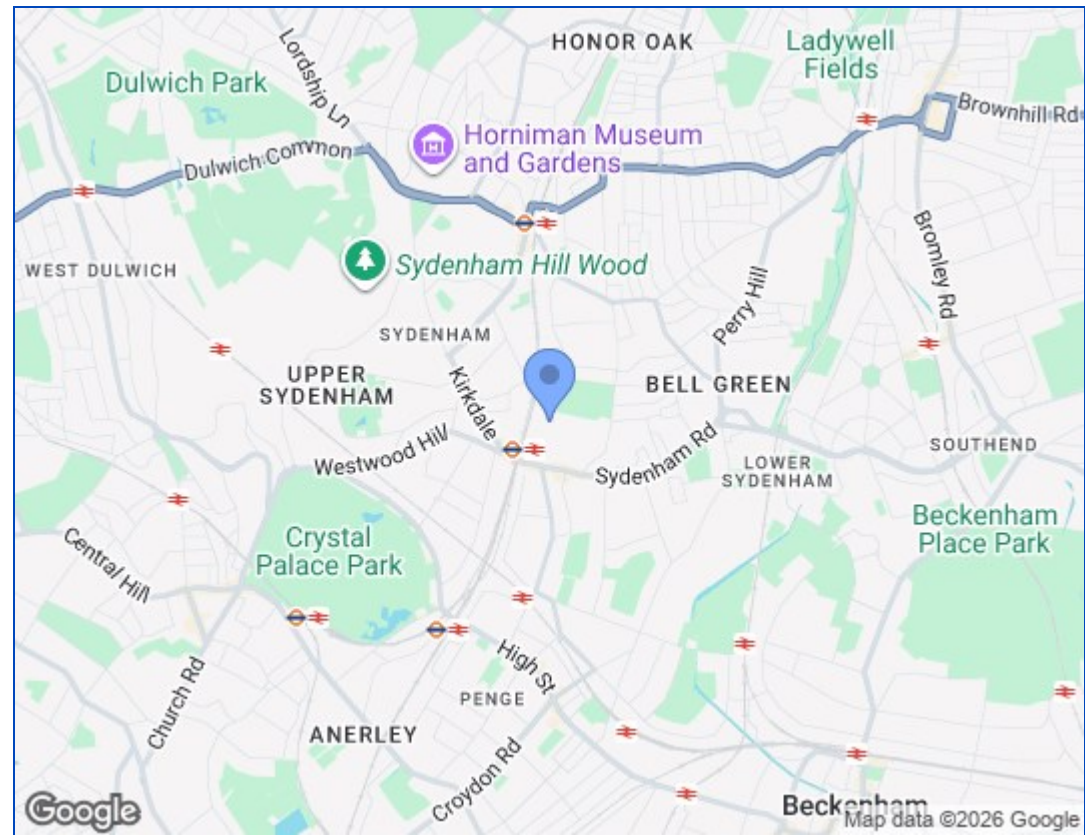




FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 479 SQ FT



|   |                  |
|---|------------------|
| <b>APPROX. GROSS INTERNAL FLOOR AREA 479 SQ FT / 45 SQM</b>   | Thorpe close     |
| 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 01/06/26    |
|   | <b>photoplan</b> |



| 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>                            |  | 57                      | 66        |
| (39-54) <b>E</b>                            |  |                         |           |
| (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 |           |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

