



Border Road, London

Guide Price £500,000



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Property Summary

Guide Price: £500,000 - £525,000

Propertyworld is proud to act as sole agents on this beautiful two bedroom ground floor period conversion with a **STUNNING PRIVATE GARDEN**, **SHARE OF FREEHOLD** AND 999 YEAR lease. Forming part of an imposing and impressive Edwardian semi detached house, this fab flat further benefits from its own private entrance and being located on arguably Sydenham's best road.

BORDER ROAD is a tree lined, and super tranquil residential road in the heart of the Lawrie Park Triangle, only five mins from Crystal Palace Park. With privet hedges and white picket fences, it has the look and feel of a quintessential English Village, but lies minutes away from an array of shops, services and handy transport options. Its beautiful and incredibly rare.

The property is spacious, with beautifully proportioned accommodation. lots of natural light and a great flow. With a genuine kitchen / diner and views into the gorgeous garden from both bedrooms and the lounge, this is a charming and rare property.

The details include: you enter into a welcoming and spacious entrance hallway via your own private entrance. The space is nicely presented with wood floors and neutral decor, setting the tone for this genuinely special flat. The kitchen ./ diner is a great space and ideal for entertaining and big enough of a large dining room table and chairs. It well equipped, with an extensive range of white units, tiled floor, laminate worktop, two windows and some nice open shelves. The lounge is a great size and a great room, including a gorgeous wood floor, patio doors which open into the huge private garden. There are two bedrooms - both with enviable outlooks and lots of light - plus a well appointed and neat bathroom. The **GARDEN** is amazing. A combination of lawn, trees and different spaces to sit and relax. There is sun & shade, with plants and shrubs aplenty. Its an oasis and very special. The garden is large enough for a studio.

EPC

Property Summary

- Two bedroom flat
- Ground floor
- Stunning private garden
- Period property
- Fabulous road
- Own private entrance
- **SHARE OF FREEHOLD**
- Rare opportunity
- EPC IS
- Must be viewed

Our Vendor Loves...

Our Vendor Loves..

"I fell in love with the garden immediately and feel very lucky to have lived here for many years right beside mature trees, nature and wildlife, whilst living in London. Morning coffee, the feeling of space, the many birds, friendly foxes, yoga, playdates, picnics, the changing seasons and much besides has been enjoyed here. Border Road itself is quite a special place to live. It has a really peaceful vibe, a neighbourly WhatsApp group as well as being minutes walk to the wonderful Crystal Palace park, the local shops and transport to town. We've loved living here. I know I'll miss it dearly but the countryside is calling!"



Sydenham Sales

020 8488 0011

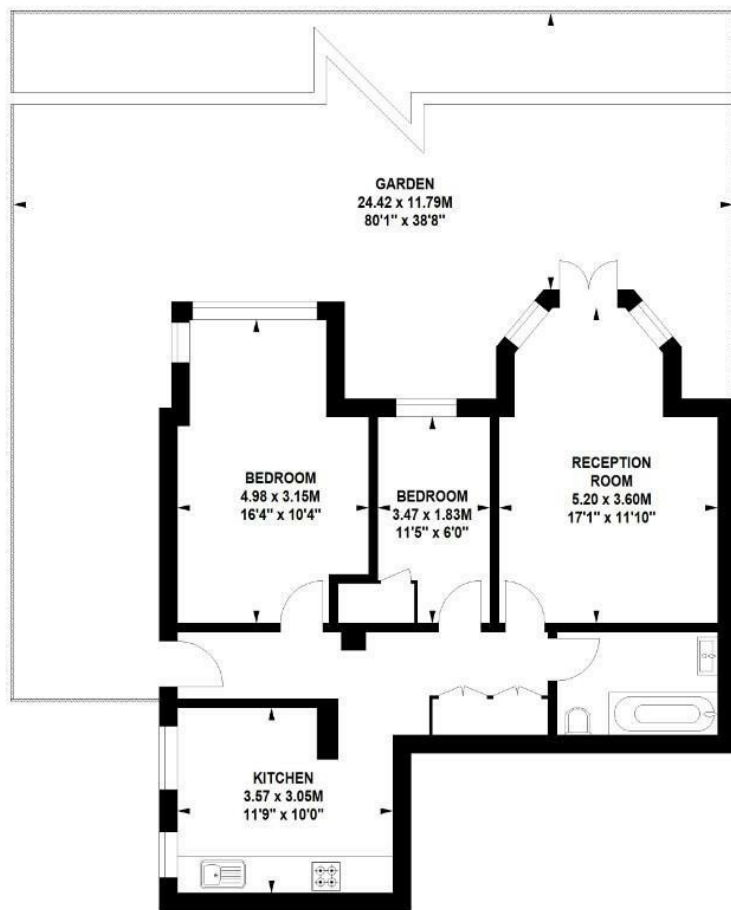
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Border Road

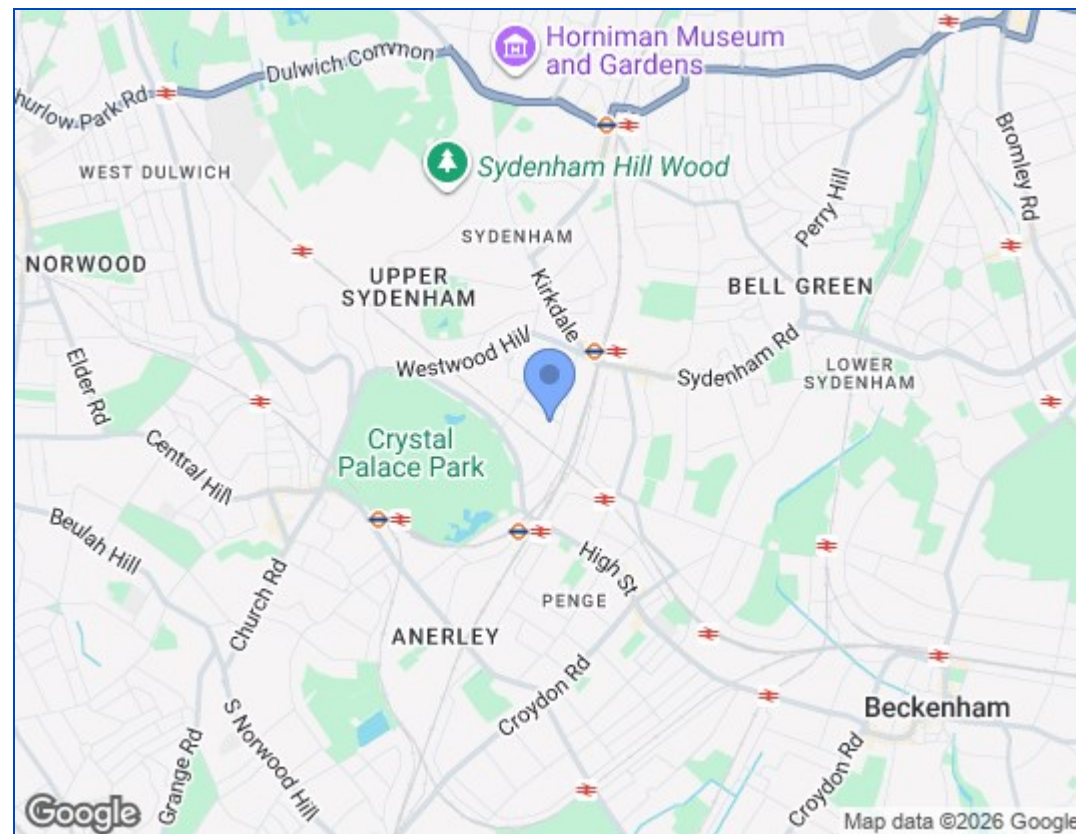
APPROXIMATE GROSS INTERNAL AREA

63.45 m² / 683 sq ft



Basement

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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

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