



0203 870 00 00

hello@integra-estates.com

www.integra-estates.com



Thorpe Close Sydenham SE26

PUTTING YOU FIRST

## Key features

- Stunning one-bedroom apartment
- Parquet flooring
- Modern kitchen and bathroom
- Generous bay windows
- Communal gardens
- Fantastic location
- Close to award winning Mayow Park



# Description

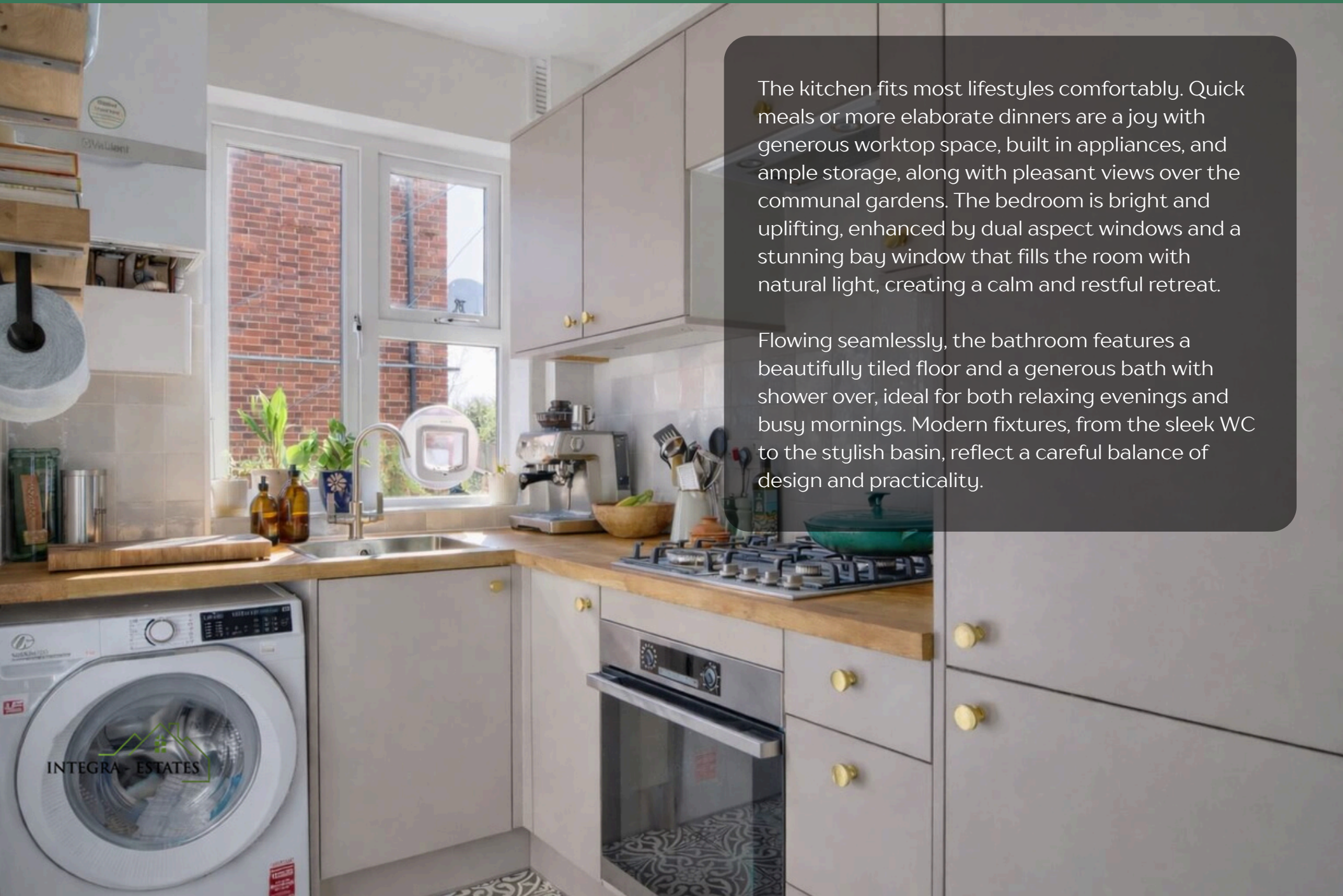
---

Integra Estates is thrilled to present this exquisite one bedroom ground floor apartment, ideal for first time buyers, investors, or downsizers seeking a ready to enjoy home. It is quite clear from the moment you step inside that you feel the care, attention, and thought that have shaped this joyful home.

Every corner speaks to the time and effort poured in, creating a warm and lovingly curated space. Whether it is the welcoming ambience or the seamless flow from room to room, you will immediately recognise the thoughtful design that makes this property a truly beautiful home.

With your first steps inside the property, you are welcomed by reclaimed parquet flooring which flows from the entrance through to the lounge, where a feature fireplace anchors the space. Bathed in natural light from a beautiful bay window, the living room is incredibly generous in size, offering versatility rarely found in similar homes. The current owner has thoughtfully integrated a home office within the space, doing so seamlessly without compromising on comfort or style, making it perfect for both entertaining and productive days at home.





The kitchen fits most lifestyles comfortably. Quick meals or more elaborate dinners are a joy with generous worktop space, built in appliances, and ample storage, along with pleasant views over the communal gardens. The bedroom is bright and uplifting, enhanced by dual aspect windows and a stunning bay window that fills the room with natural light, creating a calm and restful retreat.

Flowing seamlessly, the bathroom features a beautifully tiled floor and a generous bath with shower over, ideal for both relaxing evenings and busy mornings. Modern fixtures, from the sleek WC to the stylish basin, reflect a careful balance of design and practicality.





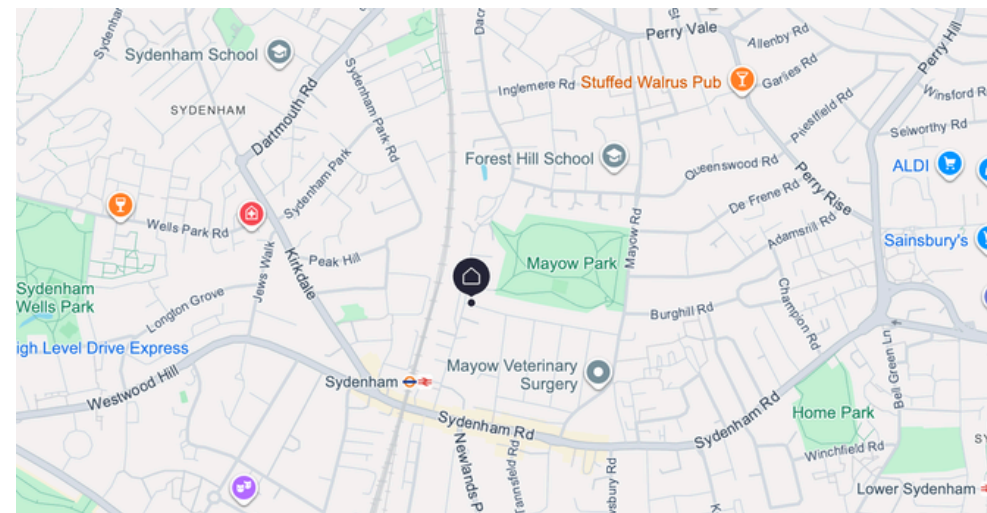


# Location

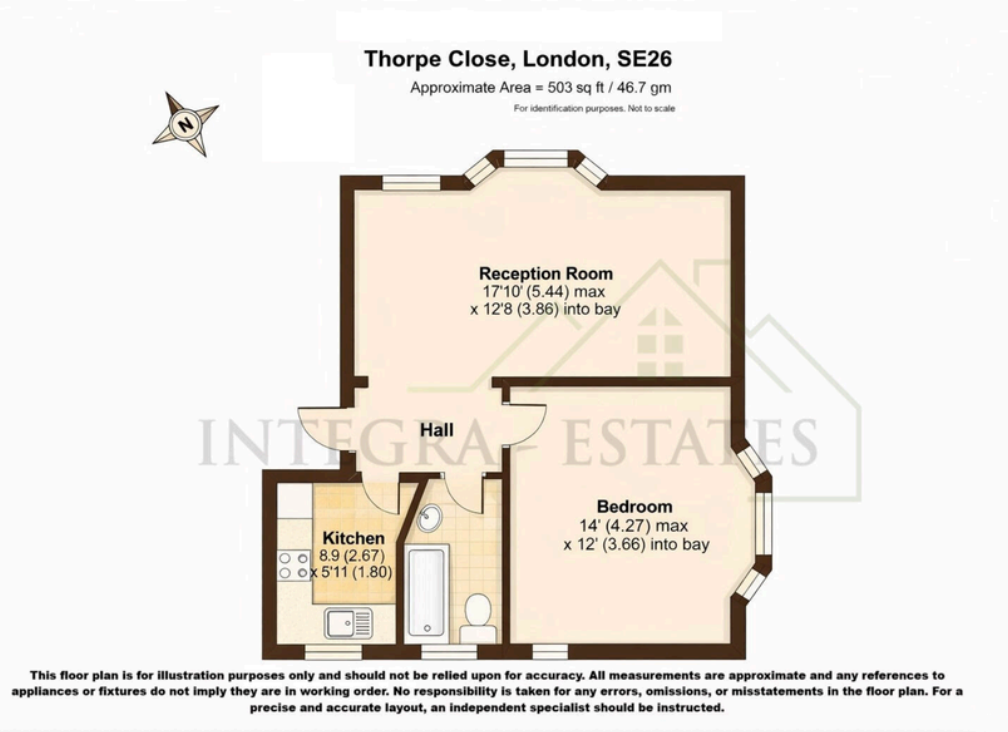
Outside, the communal gardens are immaculately maintained, open and filled with light, offering a peaceful setting to unwind. The location is equally impressive, with several highly regarded schools nearby, from primary through to secondary level. Sydenham Station provides excellent connectivity, while the ever popular Mayow Park is just moments away. Crystal Palace can be reached in around fifteen minutes, offering a vibrant mix of restaurants, boutiques, and green spaces. With Sydenham High Street's blend of independent shops and well known outlets close by, this is far more than a home, it is a lifestyle ready to be enjoyed.

If you feel this could be the right move for you, we would warmly encourage you to arrange a viewing and experience everything this wonderful home has to offer..

**Local Authority Lewisham**  
**Council Tax band: B**



# Disclaimer



## Description

- Stunning one-bedroom apartment
- Parquet flooring
- Modern kitchen and bathroom
- Generous bay windows
- Communal gardens
- Fantastic location
- Close to award winning Mayow Park

Please be advised some of these images might have been digitally edited with furniture. This is for illustration purposes only. The furniture in these images are not to scale. The Floor plan in its entirety is for illustration purposes only, it is not to scale! it is the buyer's responsibility to obtain an accurate floor plan and not to rely upon the measurement listed. Integra-estates accepts no responsibility for misprints or any errors or inaccuracies in the floor plan and advertisement of this property listing. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose and have not been tested.

Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, This includes but is not limited to lease length, service charge, or ground rent charges. The position regarding any fixtures & fittings and where the building has been extended/converted, as to Planning Approval and Buildings Regulations compliance Every care is taken in giving particulars but should any error inadvertently occur, Integra-Estates do not hold themselves responsible and accept no responsibility for any expenses, loss, or time incurred. Neither the vendor, the owners, or any employee of Integra-estates make or give any representation or Warranty in relation to the property.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Please be mindful Under the UK Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Integra-Estates are legally obliged to carry out anti money laundering checks on all parties involved in a property transaction. This includes (but not limited to) verifying identity and obtaining full evidence of funds and source of those funds before a sale can progress. These rules are enforced by HM Revenue and Customs (HMRC) as the supervisory authority and form part of the duties estate agents must fulfil to prevent financial crime.

Official government guidance states that customer due diligence must be carried out so that estate agents can confirm a buyer's identity and make sure that the money being used to purchase a property is from a legitimate source. Without satisfactory proof of funds and verification of the source of those funds, Integra-Estates cannot legally proceed with a transaction. To ensure we are compliant with this law, Integra-Estates uses an external AML compliance company. As a business we charge £35 Plus VAT per person for our AML checking process. for example if one person is buying a property via Integra-Estates on their own, we charge £35 Plus VAT £7.00 Total Payable £42.00 If two people are purchasing the property it will be a total payment inclusive of VAT of £84.00.