



Sydenham Road,

Guide Price £275,000



Property Summary

ADD VALUE & MAKE IT YOUR OWN!

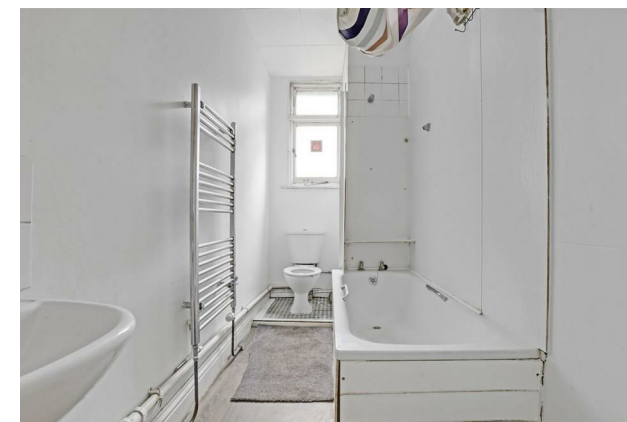
GUIDE PRICE: £275,000 - £290,000

A HUGE three bedroom top floor flat located on Sydenham Road offered CHAIN FREE to the sales market by Propertyworld. This enormous flat requires some modernisation but benefits from lots of loving space, generous rooms, beautifully proportioned accommodation throughout and lots and lots of natural light. With a lease of 170 years and access to a large loft, this is a rare and we believe exciting opportunity. We encourage all first time buyers and any buy to let investors to call us and arrange an immediate viewing. The details include: a large loft with pleasing curved wall and three large windows, high ceilings and fireplace. to rear is a large kitchen / diner with an extensive range of units and workop space, big windows and views into the Thorpe Conservation Area. There are three bedrooms - 2 dbs, 1 sgl - all bright with high ceilings, plus a bathroom with three piece suite and shower. Offered CHAIN FREE and available to view now. Call Propertyworld on 0208 488 0011.

Property Summary

- Three bedroom flat
- TOP FLOOR
- 170 year lease
- CHAIN FREE
- Add value / make it your own
- Flooded in light
- Fabulous location
- Rare opportunity
- Ideal first time uy
- EPC rating is C, council tax is C

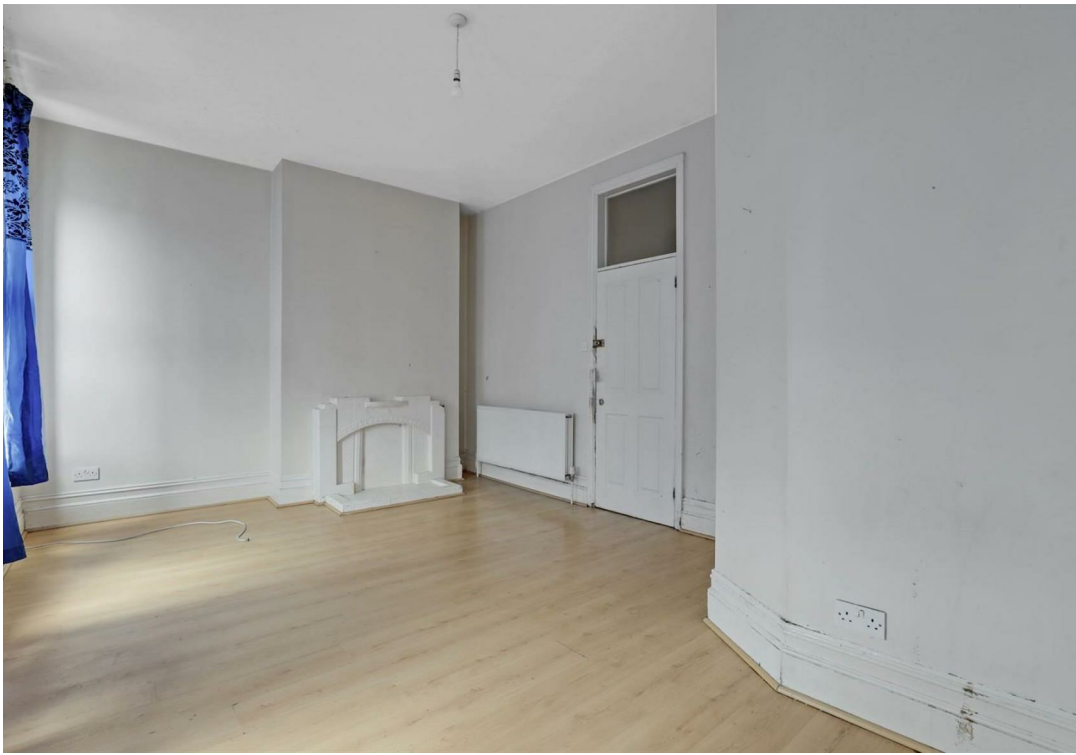
Our Vendor Loves...

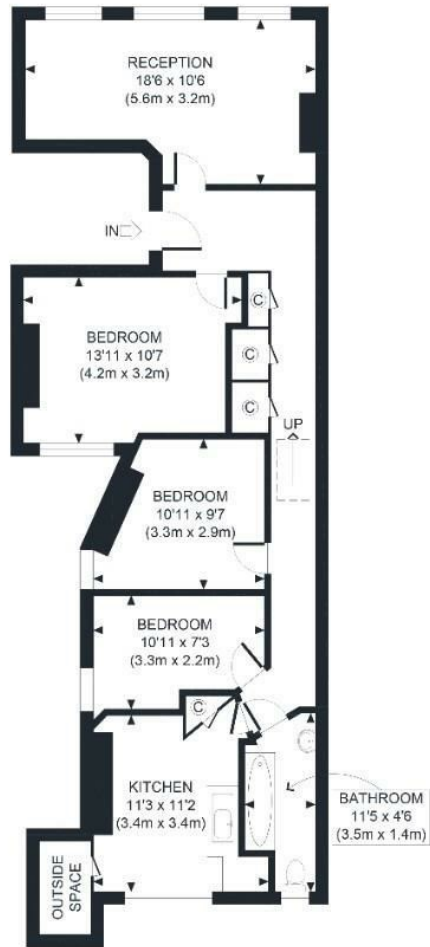


Sydenham Sales

020 8488 0011

www.propertyworlduk.net





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 841 SQ FT

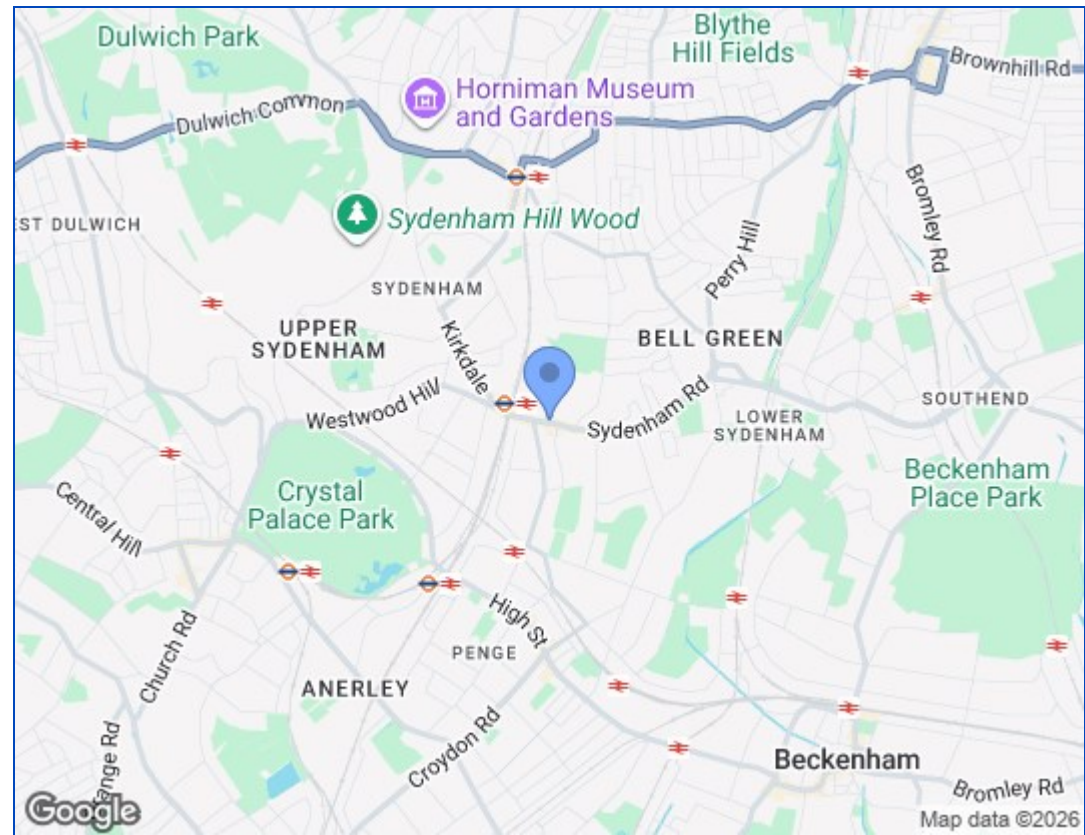
APPROX. GROSS INTERNAL FLOOR AREA 841 SQ FT / 78 SQM

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



Sydenham Road

date 30/07/25



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(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	

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.

