



**Sydenham Road, London**

Asking Price £250,000



## Property Summary

Propertyworld is proud to offer this fabulous one bedroom top floor flat with OFF STREET PARKING. This first time buyer's dream is spacious, with beautifully proportioned accommodation throughout, lots of light and generous living space. Castle Court is a neat, low rise development located on one of Sydenham's nicest roads with easy access to Sydenham high street, Mayow Park and Home Park, plus two mainline stations - Lower Sydenham (National Rail) and Sydenham (Overground).

The property includes a spacious lounge and dining area, alongside a separate kitchen, offering the best in modern, contemporary living. The spaces are separate but open and have a great flow as well as being flooded in light. The kitchen is modern, including a range of wall and base shaker style units in white, laminate worktop and more. The lounge is bright and spacious with laminate floor, neutral decor and has a really airy feel with ample space for a dining room table and chairs. The bedroom is a generous double and the bathroom is offered in excellent condition with a white three piece suite and shower over bath. The flat also benefits from access to a generous loft space, providing invaluable storage rarely found in a one-bedroom flat..

The condition is excellent and the flat is ready for immediate occupation. Call Propertyworld on 0208 488 0011 to view.

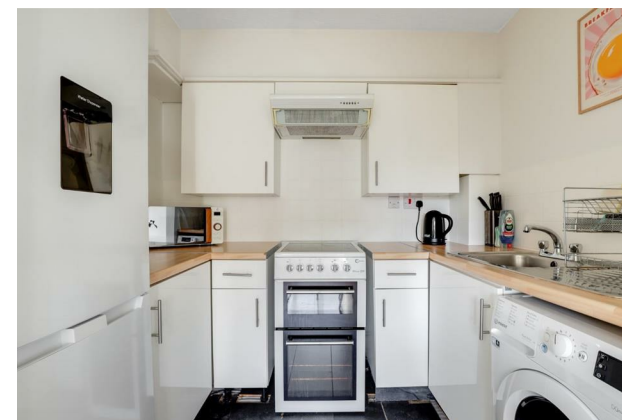
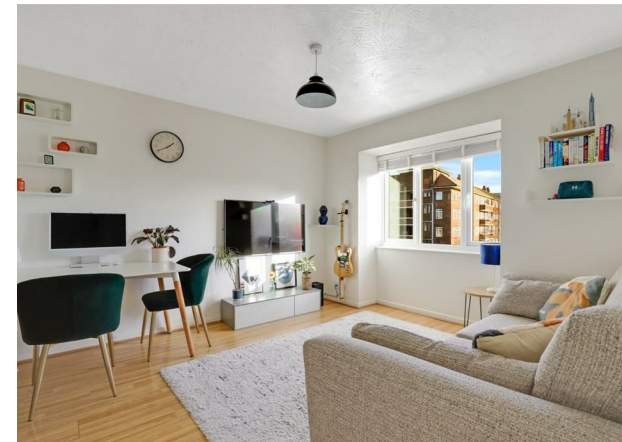
Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Modern one bedroom flat
- Double glazed throughout
- Off street parking
- Modern contemporary bathroom
- Close to transport links
- Excellent condition throughout
- Laminate flooring
- Electric heaters
- EPC rating is C/ council tax is B
- HUGE LOFT available for storage

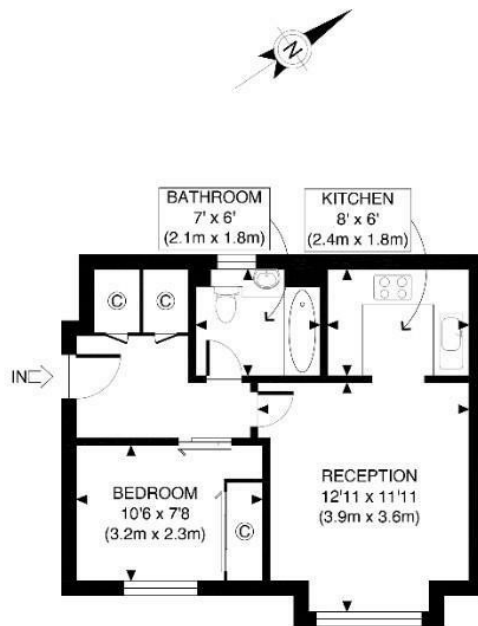
## Our Vendor Loves...

- I bought it as my first home. It was ideal for me as a single twenty something as it was clean, top floor (so it isn't noisy) and super easy to maintain.
- Also, everyone in the block is super friendly and have always been there when needed. Sydenham has loads of green spaces and cafes/restaurants and it's an amazing place to live.
- It's perfectly located between Lower Sydenham (National Rail) and Sydenham (Overground) which is great for getting into London quickly for work and leisure. I updated most of the flat during my time - windows (double with additional sound proofing), the hot water system and the bathroom being the best things!
- It's ready to live in. Side note (which I hadn't noticed when I viewed!) - it has a huge loft which has been amazing for storage.









SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 398 SQ FT

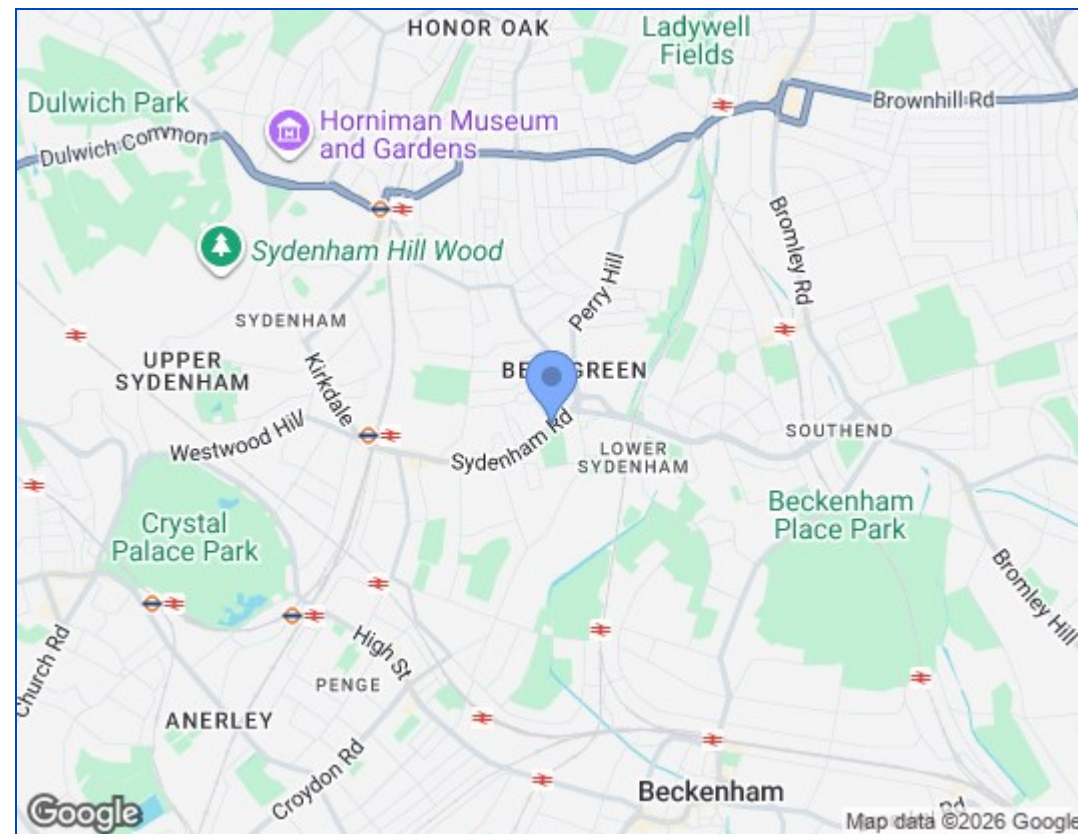
APPROX. GROSS INTERNAL FLOOR AREA 398 SQ FT / 37 SQM

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

Castle court

date 11/12/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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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