



**Meadowview Road, London**

Asking Price £325,000



## Property Summary

A stunning CHAIN FREE two bedroom 1930s purpose built maisonette with a PRIVATE GARDEN and 140+ year lease offered to the sales market by Propertyworld. This fabulous first floor flat benefits from its own front door, large LOFT, excellent decor and beautifully proportioned accommodation throughout with fabulous natural light. A first time buyers dream, we expect strong interest. Meadowview Road is a popular residential street of 1930s maisonettes, two mins from Lower Sydenham mainline station, with easy access into Beckenham, Catford, and surrounded by green spaces and amenities.

The details includes but are not confined to: you enter into an attractive and bright entrance hall that has loft access storage, ahead is the gorgeous lounge with an attractive bay window, views over the large rear garden, fitted carpet and recess shelving, the kitchen is modern and fitted with an extensive range of beech fronted wall and base units, laminate floor, spotlights, built in oven and hob plus small breakfast bar, there are two bedrooms - the master benefits from extensive built in wardrobes and bay window - both beautifully presented, plus there is a super modern bathroom with a white two piece suite and walk in shower. The PRIVATE REAR GARDEN is a fabulous size with a high degree of privacy, shed and mature lawn to centre. Further benefits include: 140+ year lease, combi WORCESTR BOSH boiler, double glazing and much more. Be the first view by calling Propertyworld on 0208 488 0011.

EPC rating is C. Council tax band is B.

Sydenham Sales

020 8488 0011

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

## Property Summary

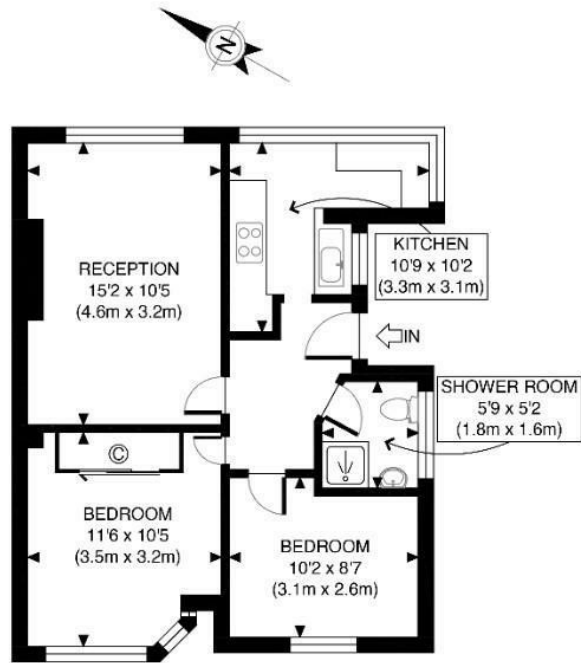
- Two bedroom maisonette
- CHAIN FREE
- PRIVATE GARDEN
- PRIVATE ENTRANCE
- 140+ YEAR LEASE
- Ideal first time buy
- Large LOFT
- Excellent condition
- 1930s purpose built
- EPC rating is C / Council tax band is B

## Our Vendor Loves...

I bought the flat because I wanted somewhere bright and airy with a lot of natural light and with easy access to outdoor space. I never thought I could get a garden in London, let alone such a big one! I love being able to look out of my windows and see green. It also makes great use of the space so I feel like I'm living in a house, especially with the loft storage.







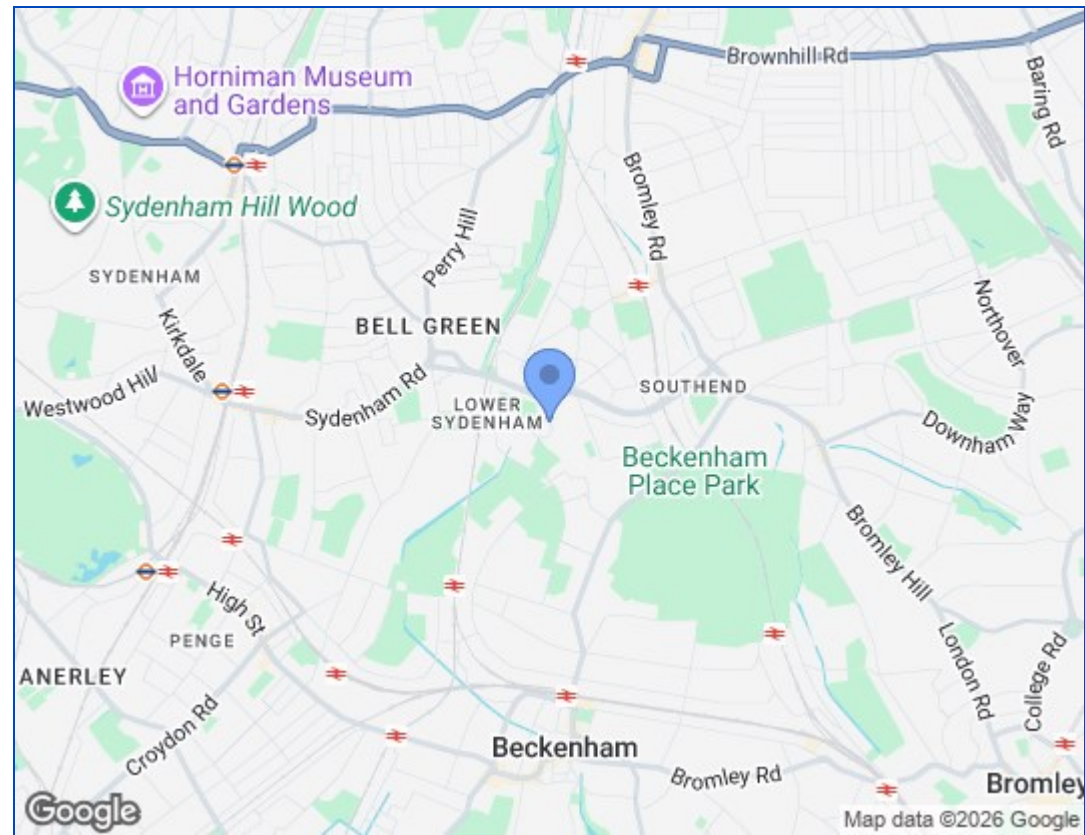
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 524 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 524 SQ FT / 49 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

Meadowview Road

date: 20/05/24



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