



Panmure Road, Sydenham

Asking Price £475,000



Property Summary

Propertyworld is delighted to present this stunning THREE bedroom (2dbs, 1 office) ground floor flat with a shared garden, an EXTENDED LEASE and ALLOCATED PARKING. The building was originally a Victorian farmhouse perched on Sydenham Hill and part of the St Michael's Vicarage. The property is located in one of the best spots in Sydenham, situated at the end of a leafy cul-de-sac and set back on a driveway shared by only 4 homes affording ultimate quiet & privacy. The accommodation is spacious and beautifully proportioned throughout, with generous room and flooded in natural light.

An ideal purchase for discerning first time buyers, the details include: on approaching the property for the first time you are immediately struck by how handsome the building is, how unique and how original. You enter the flat directly into an attractive, central vestibule / entrance hall - which effortlessly links the flat and sets the tone for this exceptional property. Ahead you'll find the fabulous kitchen / diner, a stunning measuring almost 23ft, with beautiful views to south and amazing light, with a gorgeous wood floor and attractive bay window. The room is perfect for modern, contemporary open plan living. The kitchen is high spec, with a range of shaker style wall and base units, beautiful ceramic butler sink, oak worktop, and a full range of integrated appliances. There are two genuine DOUBLE bedrooms, both flooded in light, with high ceilings and storage, neutral decor, and carpet. The third room is an office / study and perfect for hybrid working. There is a large and modern bathroom with a three-piece suite, mains shower over bath and an integrated space for the washing machine and laundry bits. To rear is a huge COMMUNAL garden, mainly laid to lawn but quiet with stunning view over the local area.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

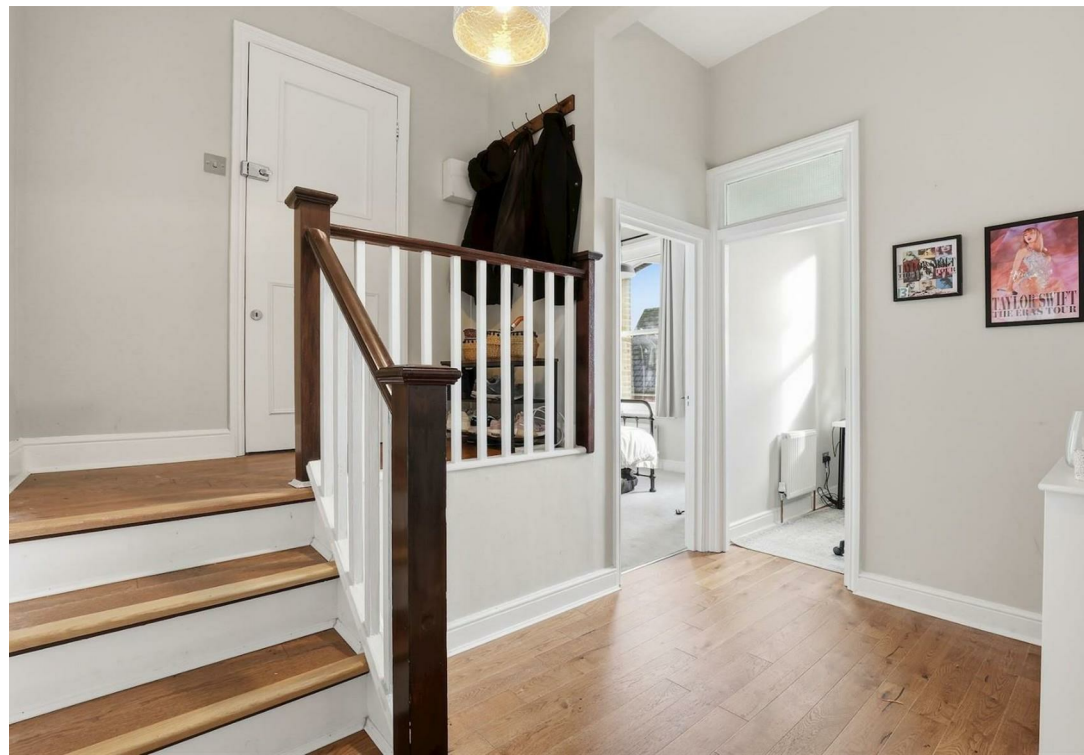
- Three bedroom flat
- Period conversion
- Gorgeous building
- Split level flat
- Stunning kitchen / lounge
- High ceilings / flooded in light
- Large communal gardens
- Allocated parking
- Fabulous views
- Ideal first time buy

Our Vendor Loves...

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"This flat has been our home in London for almost 5 years now, set in between Sydenham and Forest Hill this is quietly tucked away in a discreet and peaceful spot while still able to commute easily into the hubbub of London. What we've loved most about living here is the warmth of the neighbours and the sense of belonging here — from friendly chats to cosy cinema nights that make it feel truly special and part of a lovely community".



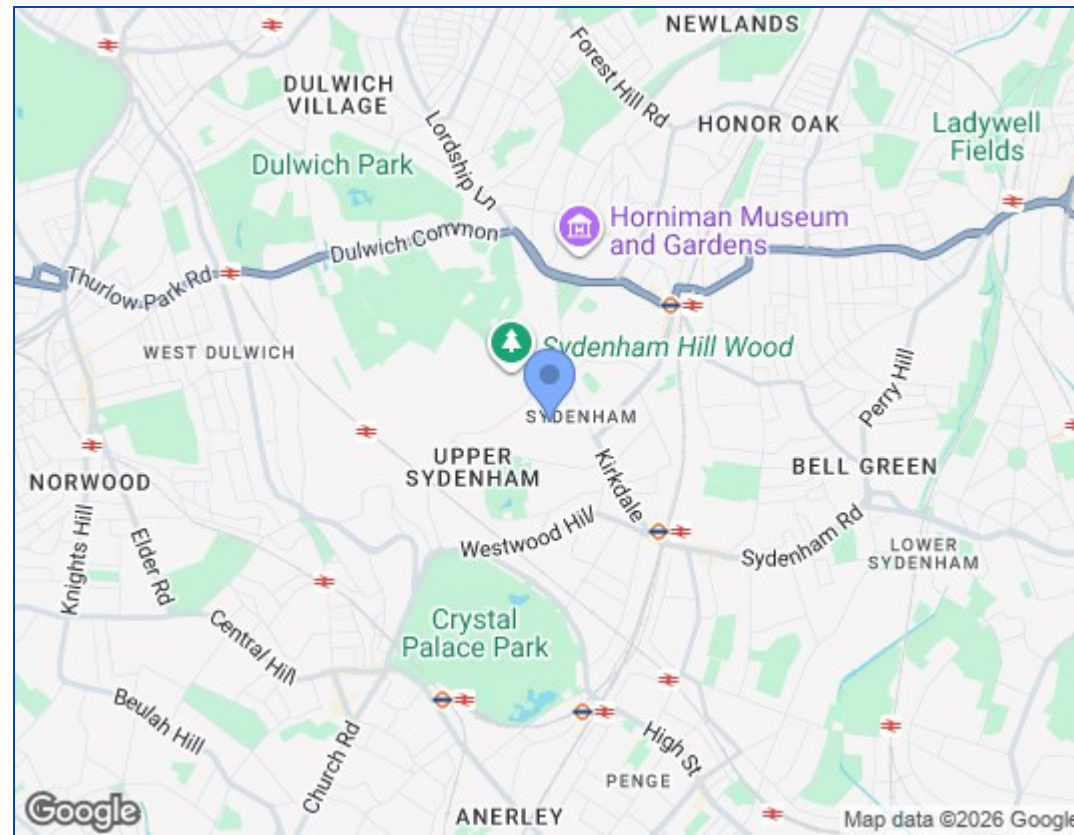




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 776 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 776 SQ FT / 72 SQM	panmure road
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	date 09/02/26
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	63
(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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