



## Recreation Road, Sydenham

Guide Price £450,000



## Property Summary

Guide Price: £450,000 -£475,000

A simply stunning REFURBISHED, two-bedroom, top floor, period conversion offered to the market with NO CHAIN, SHARE OF FREEHOLD & 980 YR LEASE. This beautiful flat has been a much-loved family home for 20 years and recently been upgraded by the current owners including new flooring, new boiler / heating system, remodelled bathroom, designated cloakroom, a complete redecoration and more. Flooded in light, with sweeping views over the local area, this split-level masterpiece is incredibly spacious with generous room sizes and beautifully proportioned accommodation throughout.

An ideal first time buy, the flat enjoys an enviable position, 5 mins from the centre of Sydenham - with its array of shops, eateries, and amenities, plus only 100 yards from arguably Sydenham's best outside space - Mayow Park.

The accommodation is stunning. The kitchen / diner is a rare and wonderful room.,, unusually spacious for an apartment it offers another communal space -ideal for couples - it is a great room to entertain friends or simply each other. With an extensive range of base units, integrated spotlights, new laminate worktop, all appliances, large double-glazed window and space for a dining room table and chairs, it's a super space. To side is the beautiful lounge, which includes a designated office / workspace. The room is flooded in light and though a great size, retains a warm, cosy feel. The details include - new carpets, a triple aspect including two Velux windows, beautiful decor and huge eaves storage. There are two genuine DOUBLE bedrooms - on different levels, but both stunning, with built in storage and freshly decorated in modern stylish tones. The bathroom is completely new and a fab size with double walk-in shower plus 2-piece suite. There is a built cloakroom, huge LOFT STORAGE ROOM, own section of garden and so so much more.

A beautiful flat with NO CHAIN, which is both spacious, stylish whilst retaining a warm cosy feel

Sydenham Sales  
020 8488 0011  
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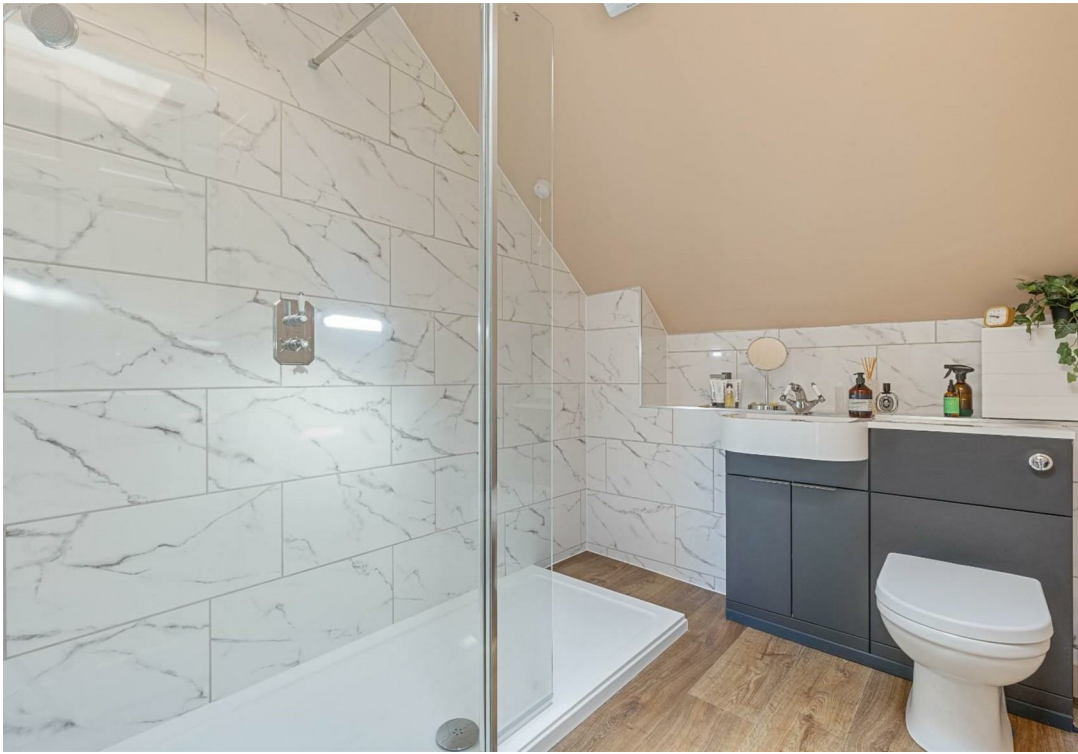
- Two bedroom flat
- Period conversion
- Top floor
- CHAIN FREE
- SHARE OF FREEHOLD
- REFURBISHED
- Fantastic storage
- Section of garden / communal gardens
- Fabulous location
- Ideal first time buy

## Our Vendor Loves...

We've lived at Recreation Road for well over twenty years and have loved seeing the area evolve and change. The flat itself is unexpectedly and deceptively large, offering spacious rooms and brilliant storage capacity which we have most definitely made good use of. We're on a tiny 'no-through' road leading directly to the gorgeous Mayow Park with café, outdoor gym, tennis courts, cricket nets, croquet lawn, children's play areas and brilliant tracks you can run around, it's a big draw, along with other nearby outdoor spaces; Crystal Palace Park, Beckenham Place Park and the gardens at the Horniman Museum – where we got married. The local independent shops, pubs and restaurants on the high street are a stone's throw away – top favourites include Blackbird Bakery, The Dolphin and Gurkhas.

A change in circumstances means it's now time for us to move on but we will truly miss living in this cool pocket of South East London.





## Recreation Road

APPROXIMATE GROSS INTERNAL AREA WITH EAVES

114.08 m<sup>2</sup> / 1228 sq ft

(Including Eaves Storage)  
Eaves Storage

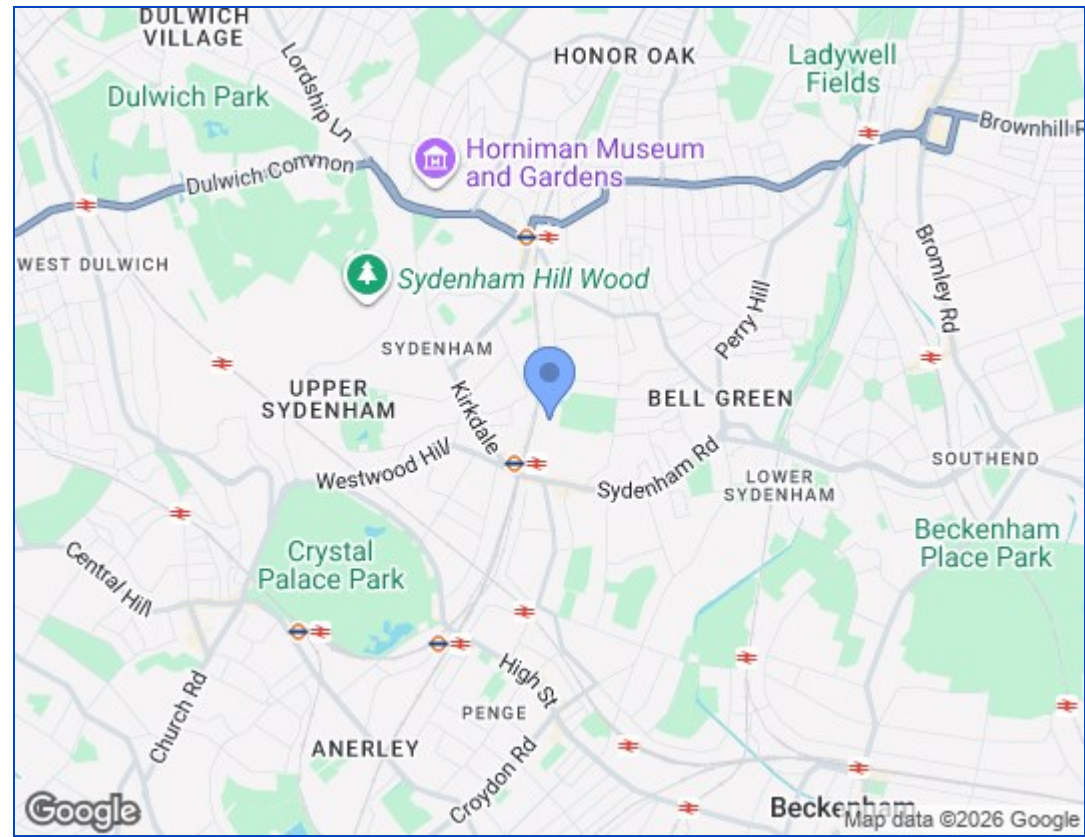
16.54 m<sup>2</sup> / 178 sq ft



Second Floor

Third Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 71                      | 79        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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