



## Wells Park Court, Sydenham

Guide Price £325,000



## Property Summary

Guide Price: £325,000 - £350,000

Propertyworld is proud to bring this two bedroom purpose built flat to market with an EXTENDED LEASE, PRIVATE BALCONY & ALLOCATED OFF STREET PARKING. Rare to market, this is a fabulous property and a rare opportunity for discerning first time buyers. The property is flooded in light and benefits from generous room sizes and beautifully proportioned accommodation throughout. Taylors Lane is a quiet residential road, running aside beautiful Wells Park and close to Kirkdale and the centre of Sydenham. The flat includes: a super lounge with PRIVATE BALCONY, looking into WELLS PARK, lots of light and neutral decor. The kitchen is attached to side, fully fitted and modern - having recently been updated. There is a range of wall and base grey units, laminate worktop, integrated gas hob, electric oven and tiled splash back. The bedrooms are both generous and beautifully presented - with neutral decor and fitted carpet. There is a family bathroom with three piece suite , shower over bat, heated towel rail plus there is a generous and very welcoming entrance hallway. Tucked away at the top of Wells Park Court, the property has a great outlook front to back and with a stunning balcony and OFF STREET PARKING, lots of extra benefits that make it extra special. A dream FIRST TIME BUY, call Propertyworld on 0208 488 001 to be the first to view.

## Property Summary

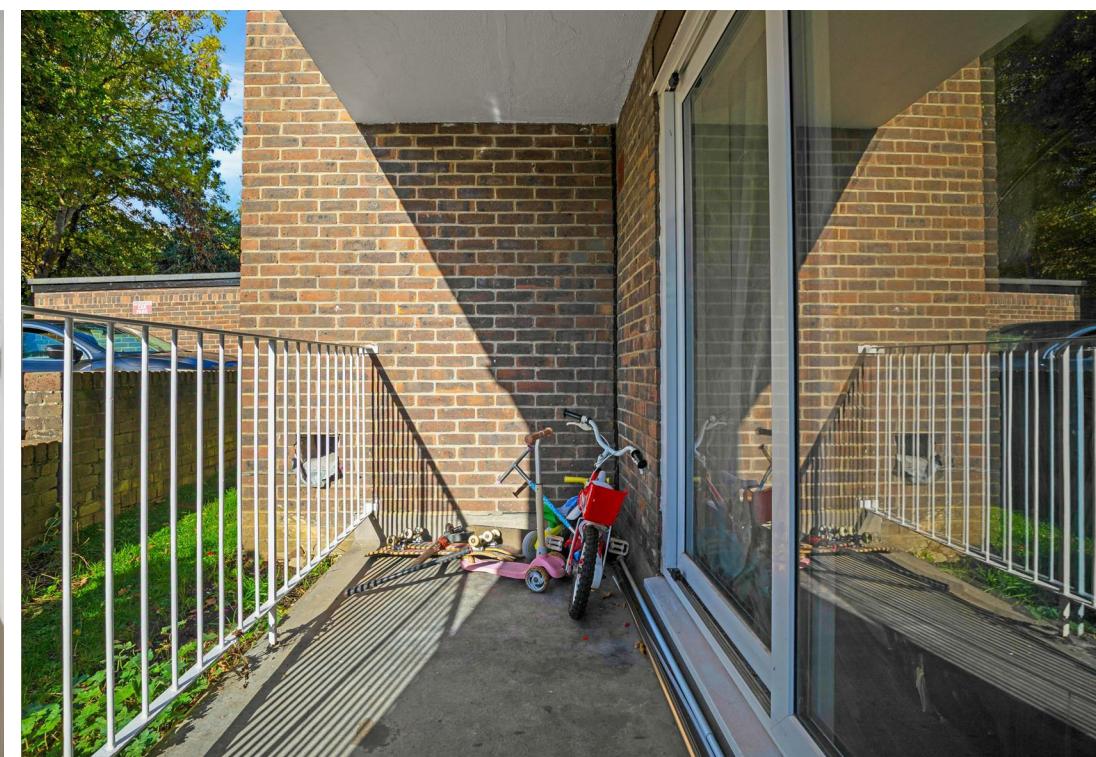
- Two bedroom flat
- Modern, purpose built
- PRIVATE BALCONY
- ALLOCATED PARKING
- EXTENDED LEASE
- Opposite beautiful Wells Park
- Fabulous first time buy
- Flooded in light
- Stunning location
- EPC is D / Council tax is C

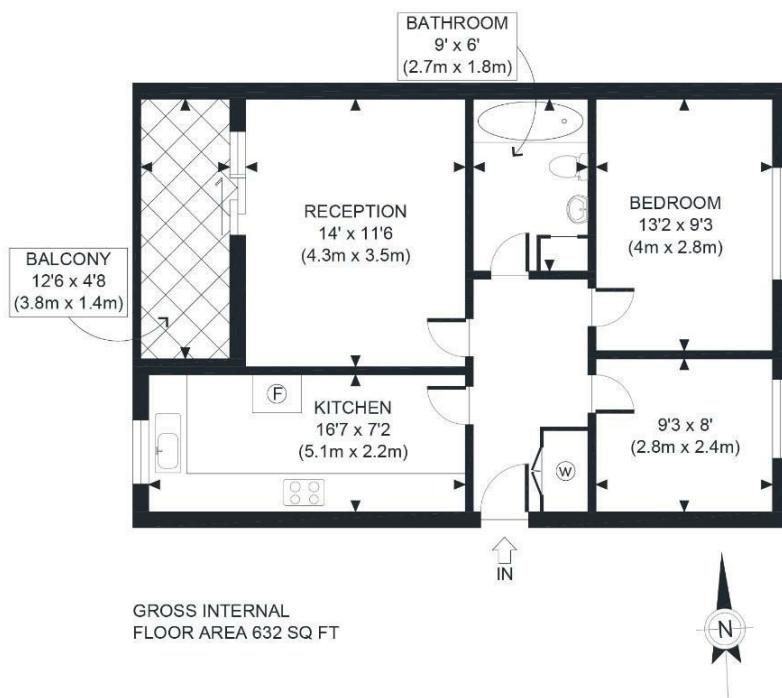
Sydenham Sales

020 8488 0011

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





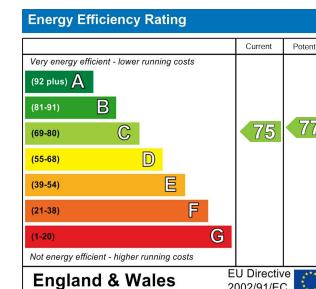
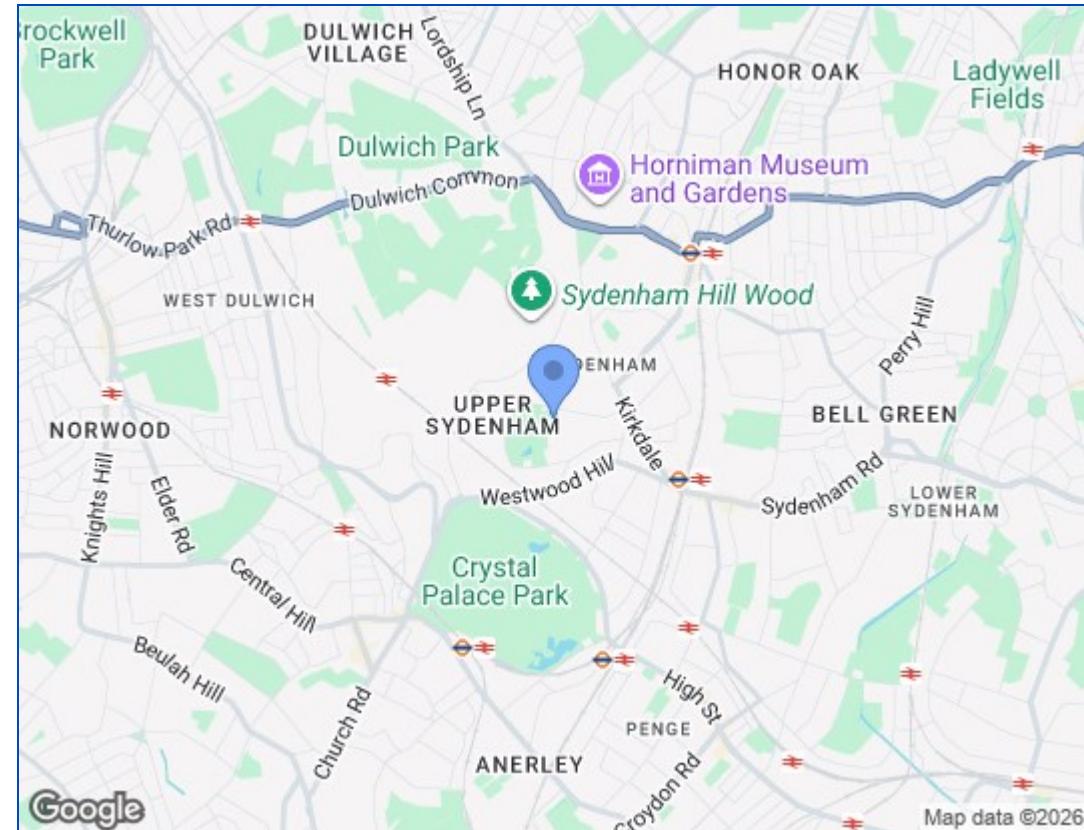


APPROX. GROSS INTERNAL FLOOR AREA 632 SQ FT / 59 SQM

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

WELLS PARK COURT

date 25/10/25



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 firms employment has the authority to make or give any representation or warranty in respect of the property.