



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.

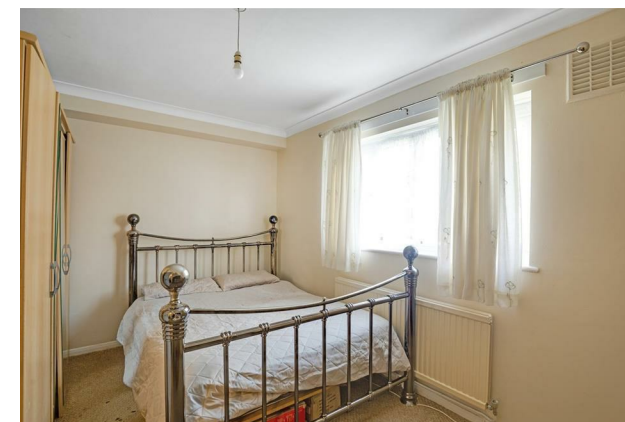
Property Summary

- 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

Our Vendor Loves...

Our Vendor Loves:

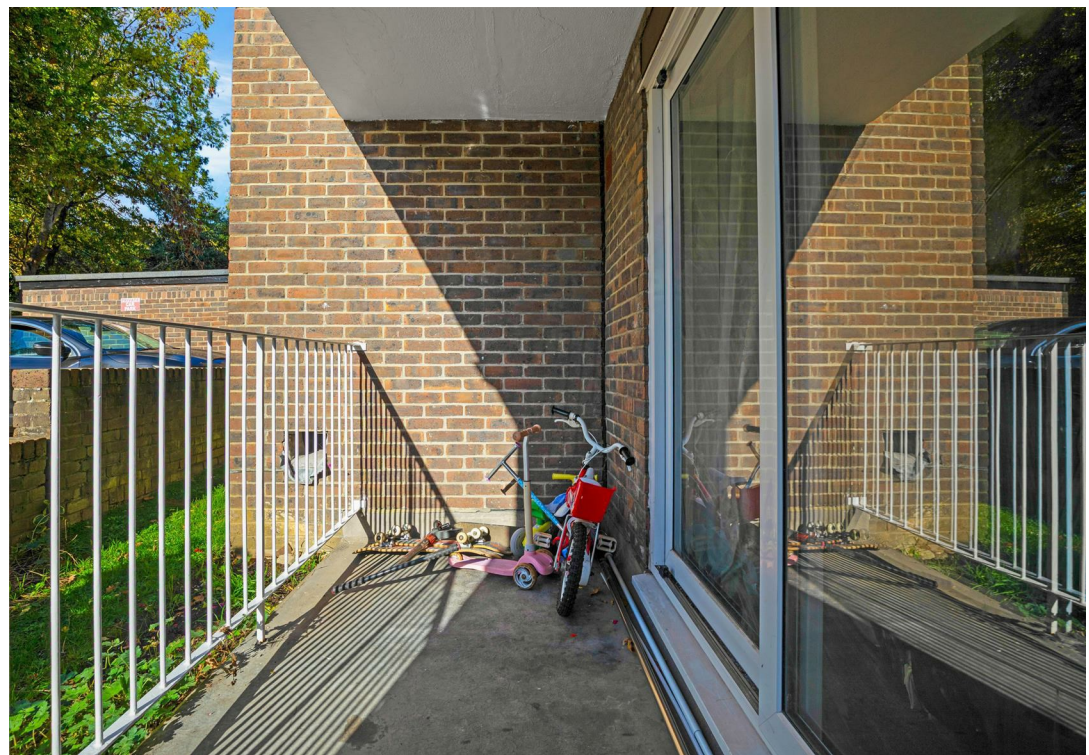
"I have loved every moment living in this amazing flat with nice and friendly neighbours. I fell in love with the flat because of the beautiful wells park right in the front of it. A place to take the kids to have fun, relax and enjoy fresh air".

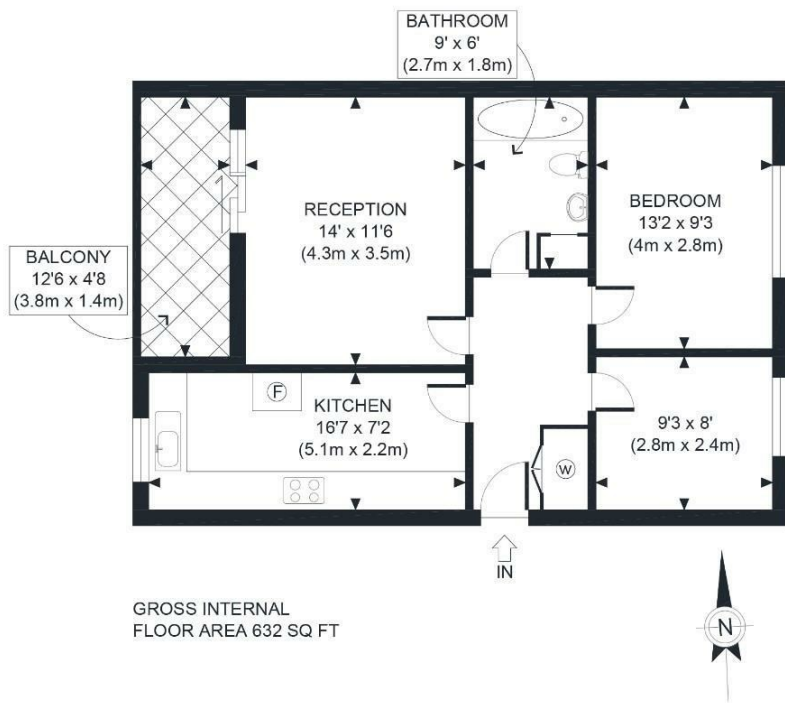


Sydenham Sales

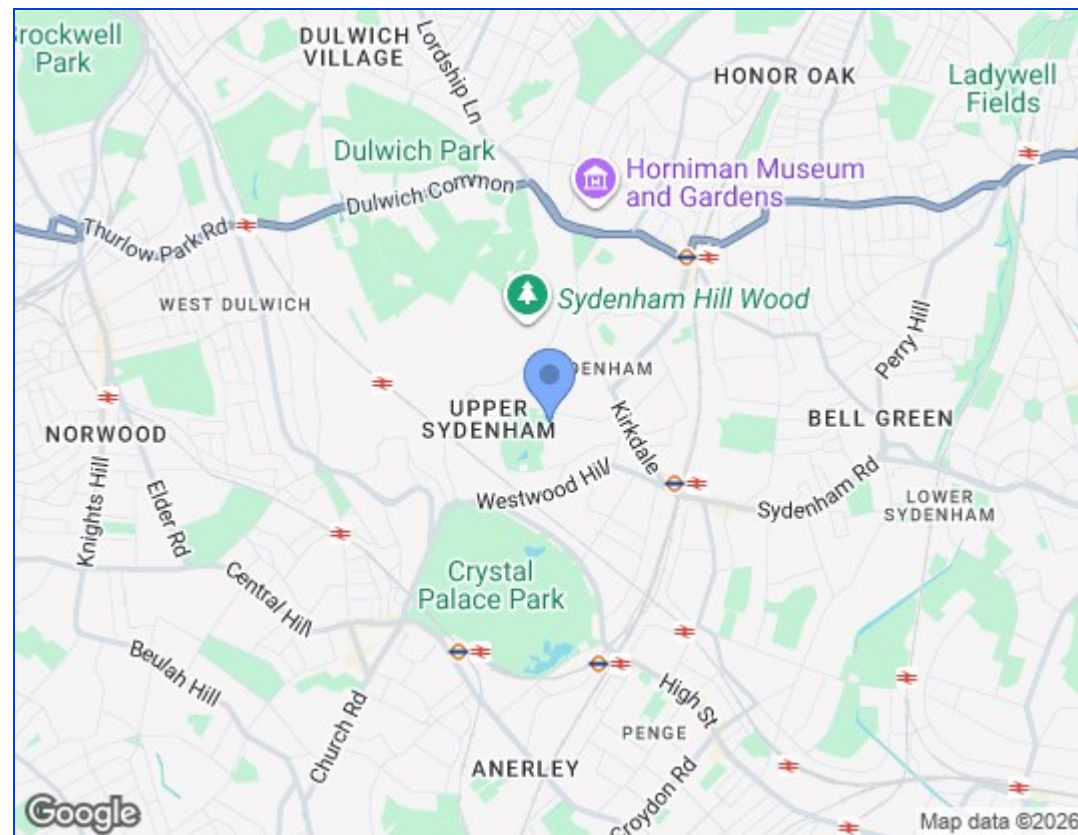
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APPROX. GROSS INTERNAL FLOOR AREA 632 SQ FT / 59 SQM	WELLS PARK COURT
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 25/10/25
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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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