



Adamsrill Road, London

Price Guide £425,000



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Property Summary

GUIDE PRICE £425,000 - £450,000

Propertyworld is proud to present this beautiful, two bedroom, period maisonette, located on one of Sydenham's most popular and quaint roads. Adamsrill Road boasts great schools, as well as having the stunning Mayow park just a stone's throw away. Less than 10 minutes walk to two train and tube stations, you can be in London bridge within 15 minutes.

This ground floor SHARE OF FREEHOLD property also has shared access to PRIVATE PARKING, SECURE BIKE SHED and direct access to the well maintained shared GARDEN.

The property is spacious and beautifully proportioned throughout. Flooded in light, this home benefits from TWO LARGE DOUBLE bedrooms, the rear bedroom giving direct access to the garden. Sydenham high street is less than 10 minutes walk away with access to all local amenities, restaurants, pubs and shops.

You enter the property via its own private entrance and follow into a nicely presented hallway. To the left is the 1st of TWO DOUBLE BEDROOMS, recently refurbished and drenched in light. At the end of the hallway is the reception room/kitchen, which includes an integrated oven and hob, oak worktop, matt white units, tiled splashback and stainless steel sink. The three piece bathroom is beautiful with bath/mains shower, tiled floor and walls plus two piece bathroom suite. The second of the two genuine DOUBLE bedrooms in the property is to rear looking out over the garden, both are neutrally decorated with fitted carpet. The rear garden is accessed directly from the rear bedroom and landscaped with an array of plants/shrubs to the border.

We believe this is a rare and fabulous property, ideal as a first time buyer or as a step up. Lots of space and with a great layout, we expect strong interest. Please call Propertyworld on 0208 488 0011 to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

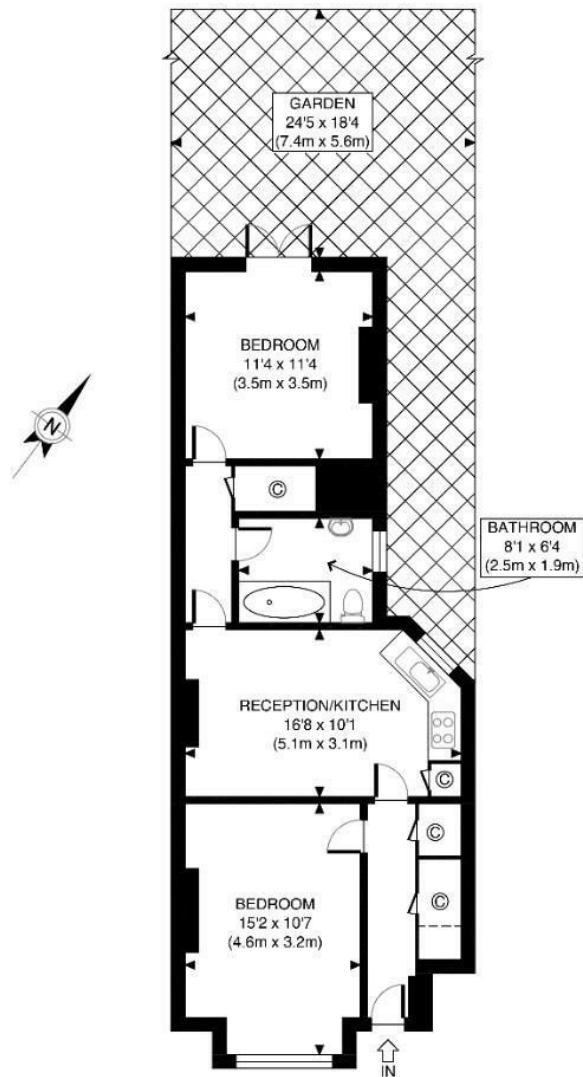
- Two bedroom maisonette
- SHARE OF THE FREEHOLD
- Direct garden access
- Two DOUBLE bedrooms
- EPC Rating C
- Private entrance
- Council Tax band c
- Double glazed throughout
- Shared bike shed
- Off street parking

Our Vendor Loves...

"Adamsrill Road has made for a wonderful first home. It has such a great community spirit, and we've really loved living here. The flat has been great as well, light and breezy in the summer and warm and cosy all winter. The access to great transport links has made it really easy to get around London as well. We hope you'll enjoy the place as much as we have!"

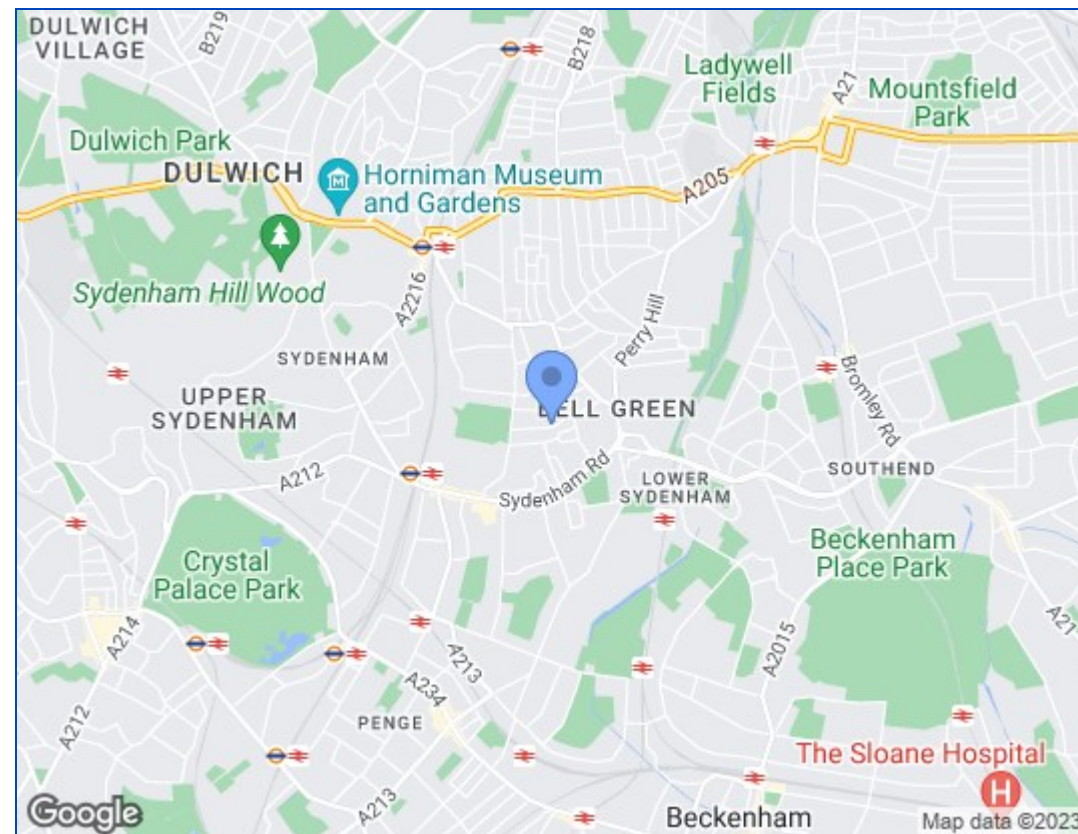






GROSS INTERNAL
FLOOR AREA 624 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 624 SQ FT / 58 SQM	Adamsrill 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 23/10/23
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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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