



Magnolia Court, Sydenham

Asking Price £325,000



propertyworld



Property Summary

An immaculate two bedroom purpose built flat located in the heart of the Lawrie Park Triangle. Offered by Propertyworld, this fabulous flat includes OFF STREET PARKING and a LONG LEASE, beautifully proportioned accommodation, large communal gardens and lots of natural light. With views of the Crystal Palace Park Transmitter; and being so close to both Penge and Sydenham, the location is fabulous. The flat is an ideal first time buy and the perfect entry point into the London property market.

This top floor flat is offered in exceptional condition and includes: a spacious lounge to front with a large double glazed window, freshly painted walls, space for 2 sofas and high quality laminate flooring, the modern kitchen is fitted with a range of wall and base white units, wood effect worktop, tiled splashback, stainless steel sink and gas combination boiler. There are two bedrooms - one larger than the other - but both beautifully presented and in keeping with this fabulous property. The bathroom is tasteful and presented simply with a white three piece suite, shower over bath and tiled walls. The flat has access to a spacious loft above and good storage options. EPC rating is C & council tax is C.

This charming flat has been lovingly cared for by the current owners and we strongly recommend a viewing. Please call Propertyworld on 0208 488 0011 to be the first.

Property Summary

- Two bedroom flat
- Purpose built block
- Lawrie Park Triangle
- Off street parking
- Long lease
- Immaculate presentation
- Flooded in light
- Top floor flat
- EPC is C, Council tax is C
- Ideal first time buy

Our Vendor Loves...

What was meant to be a first-time buy for a few years turned into a 19-year love affair! We love the many green spaces and parks, and independent shops, cafes, restaurants and pubs in Sydenham, Penge, Forest Hill and the Crystal Palace Triangle. We adore the beautiful, tree-lined view of the Crystal Palace transmitter from our lounge – it's so good we've even been able to watch the annual fireworks display. We have an excellent relationship with the block's freeholders The service charge and ground rent are very reasonable in comparison to what we've seen elsewhere – we get a great service for our money. The block is quiet and very well maintained.

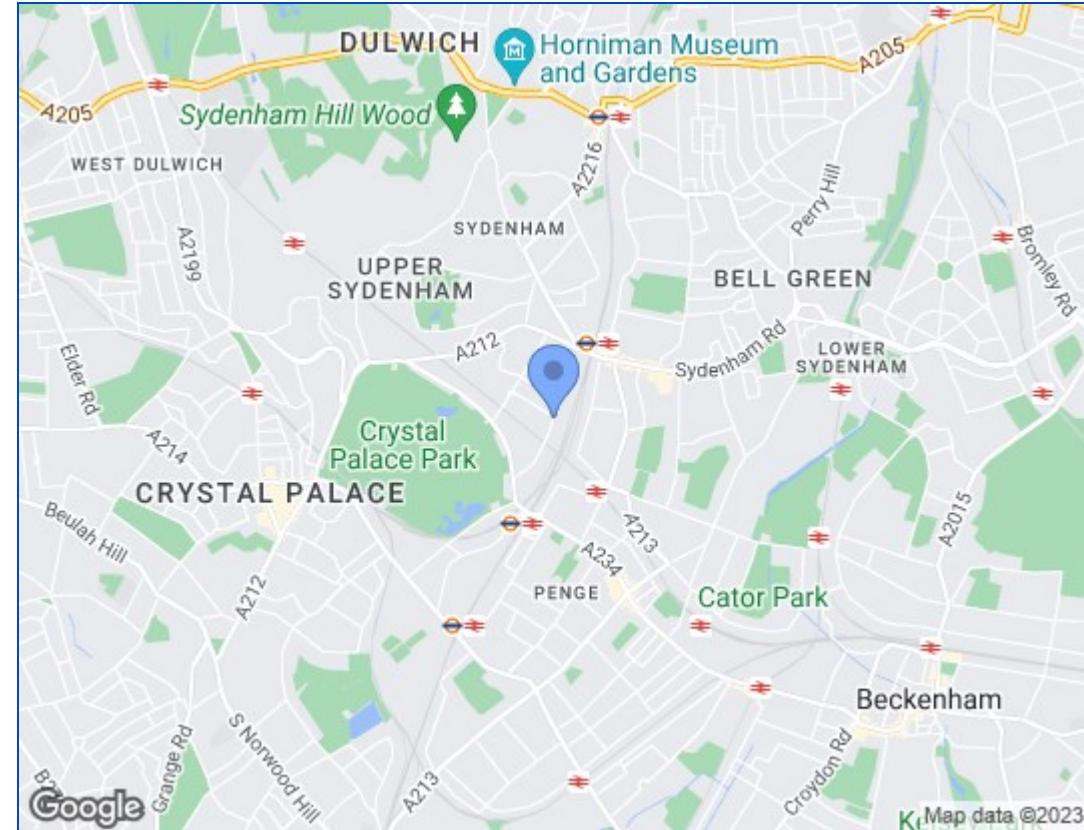






SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 484 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT / 45 SQM	Magnolia 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	<p>date 27/05/23</p> <p>photoplans</p>



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