



Trewsbury Road, London
Guide Price £350,000



Property Summary

Guide Price: £350,000 - £375,000

Propertyworld is proud to act as sole agents on this stunning two DOUBLE bedroom first floor flat with a private BALCONY and courtyard GARDEN. With access to OFF STREET PARKING and a LONG LEASE, this lovely flat is a first time buyers dream. Trewsbury Road is one of Sydenham's best roads, a wide residential street of similar properties, just off Sydenham Road and within easy access to lots of local amenities, cafes and eateries. Beckenham is easily accessible too. At almost 750 sq ft, the flat is big, with generous rooms and beautifully proportioned accommodation throughout. Flooded in light, the details include: the centre piece of the flat is the gorgeous open plan kitchen / lounge which includes neutral decor, a large double glazed window to front, high spec laminate flooring, a super modern range of beech wall and base units, gas hob, electric oven and much else. There are two genuine DOUBLE bedrooms - the master is huge and includes a double aspect and direct access to the balcony and courtyard - both are beautifully presented and in keeping with this fab flat. The bathroom has recently been renovated and is simply gorgeous including a three piece suite and shower over bath, tiled walls and floor. To rear is a private balcony, which leads to a charming courtyard garden. An ideal place to enjoy summer evenings, lazy morning and the tipple of your choice. Call Propertyworld now to be the first to view.

Property Summary

- Two bedroom flat
- Private BALCONY & COURTYARD
- First floor flat
- Long lease (125 years)
- Parking to front
- Ideal first time buy
- Fabulous location
- Double bedrooms
- Must be viewed
- EPC rating is D / council tax is B

Our Vendor Loves...

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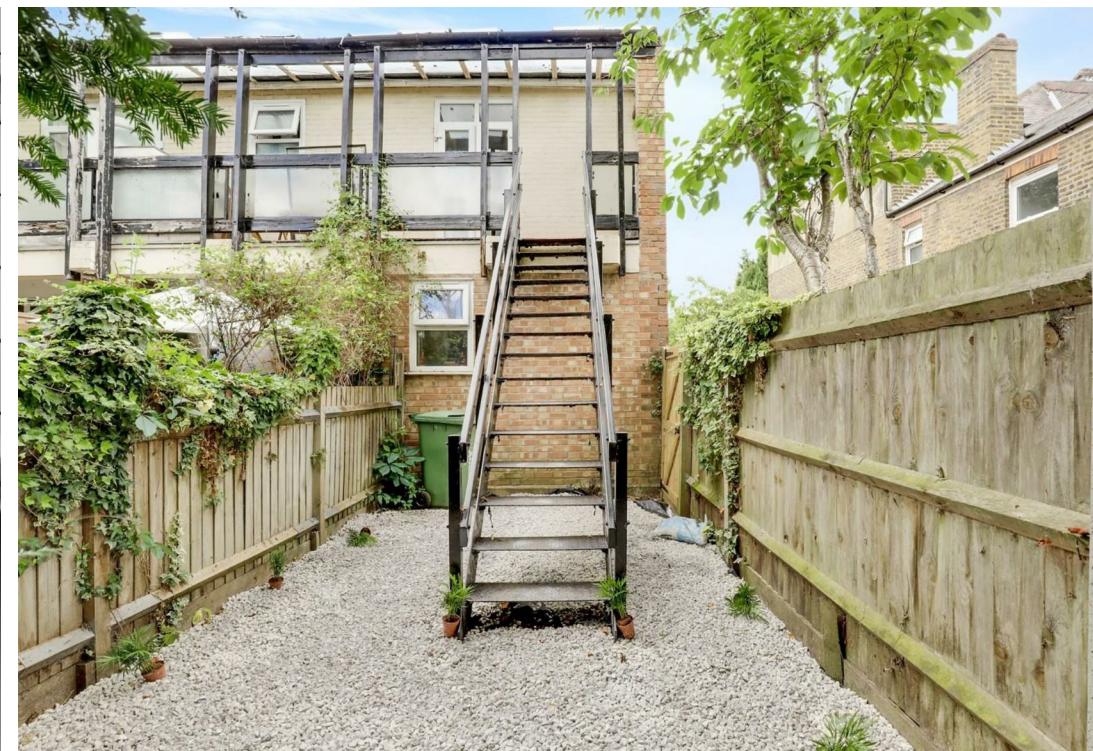
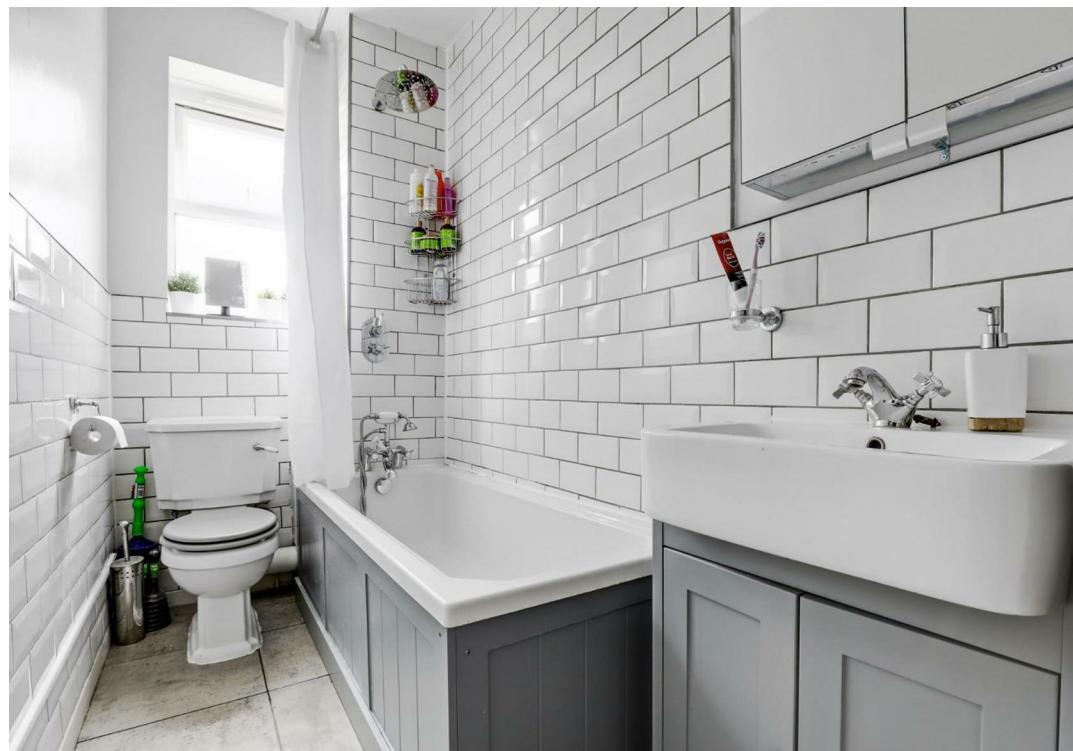
"Trewsbury Road is such a lovely, quiet spot but still really well connected. Sydenham and Penge stations are both close by, and you've got Crystal Palace and Mayow Park for nice walks. Shops are easy to get to, but the road itself stays peaceful. The flat even has free parking and a driveway, which is rare these days. You can be at London Bridge in about 35 minutes or Victoria in 25 so it's a great mix of convenience and a calm place to come home to".



Sydenham Sales

020 8488 0011

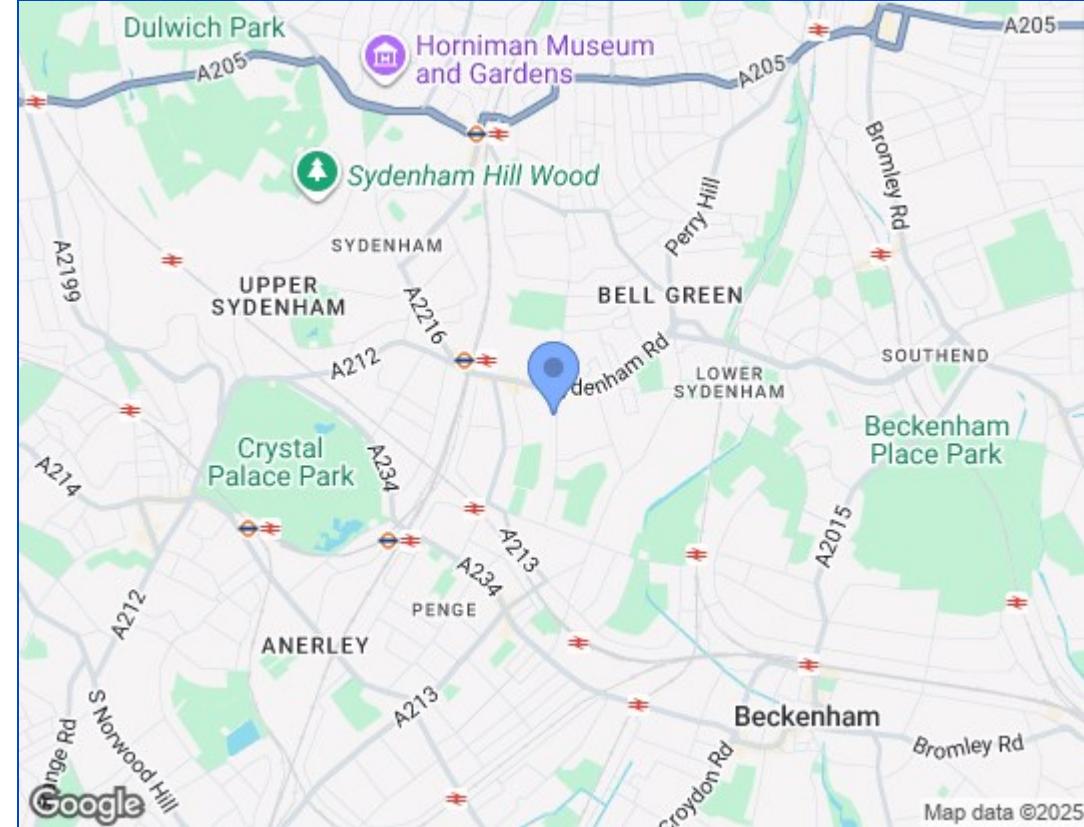
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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 736 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 736 SQ FT / 68 SQM	trewsbury 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	<small>date 15/08/25</small>



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