



**Sydenham Avenue, London**

Asking Price £375,000



## Property Summary

A stunning one bedroom (+office / study) ground floor period conversion with SHARE OF FREEHOLD, OFF STREET PARKING. LOFT & PRIVATE ENTRANCE offered to the sales market. This super flat is a dream for discerning first time buyers, offering spacious and beautifully presented accommodation throughout, an incredible location, lots of natural light and a huge communal garden and patio. Sydenham Avenue is a beautiful, wide residential road, full of characterful properties and dreamy homes. Close to Crystal Palace Park and walkable to the Triangle itself, the flat also benefits from close proximity to TWO mainline stations and the centres of both Sydenham and Penge - with lots of restaurants, eateries and shops.

You enter the property via your own entrance, offering a slice of privacy which is unusual & rare for a flat. On entering you are immediately struck by the tasteful decor and style throughout plus the incredible natural light. The open plan kitchen / lounge is generous with beautiful views into the rear garden, high ceilings, neutral decor, space for a dining room table and chairs plus an extensive range of cream fronted wall and base units, laminate worktop, gas hob, electric oven & tiled splashback. The master bedroom is a super size with high ceiling, 2 stunning sash windows, wooden floor and large wardrobe. To side is an important second room which is ideal as either an office / study or gym / utility space and really adds something to the experience of living in this super flat. The bathroom was recently upgraded and is modern with a three piece suite, mains shower over bath and tiled walls. The communal garden is huge, really private and WEST facing.

The flat further benefits from PARKING, a really handy LOFT & SHARE OF FREEHOLD. We expect strong interest. Call Propertyworld on 0208 488 0011 to be the first to see. EPC = D. Council tax is C

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- One bedroom (+ office) flat
- Ground floor flat
- Period property
- OFF STREET PARKING
- SHARE OF FREEHOLD
- Large communal garden
- Stunning location
- Open plan kitchen / lounge
- Flooded in light
- Fabulous first time buy

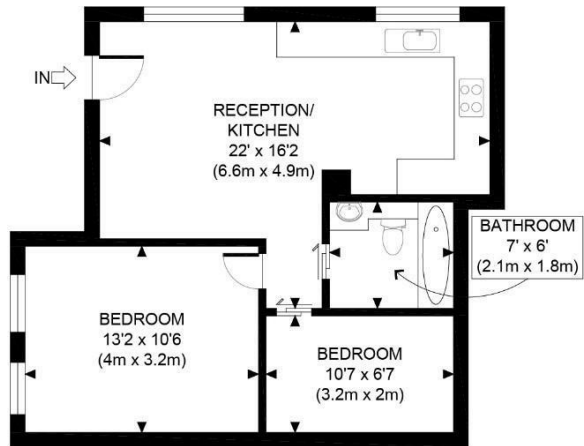
## Our Vendor Loves...

Our Vendor Loves...

"This has been a very special home to me and I have poured so much love into it over the years. I redecorated, fitted a new bathroom and boarded the loft, moving the hatch to make the storage easy and practical. I've hosted wonderful dinner parties here, the kitchen is such a great size, and on sunny days I love looking out towards the communal garden, which has been perfect for BBQs and gatherings with friends. The second room has worked brilliantly as both an office and a cosy guest room, and being just moments from Crystal Palace Park has been a real joy. It's hard to leave, but I hope the next owner will be as happy here as I have been."







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 526 SQ FT

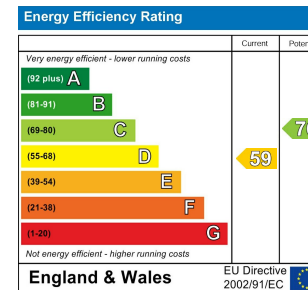
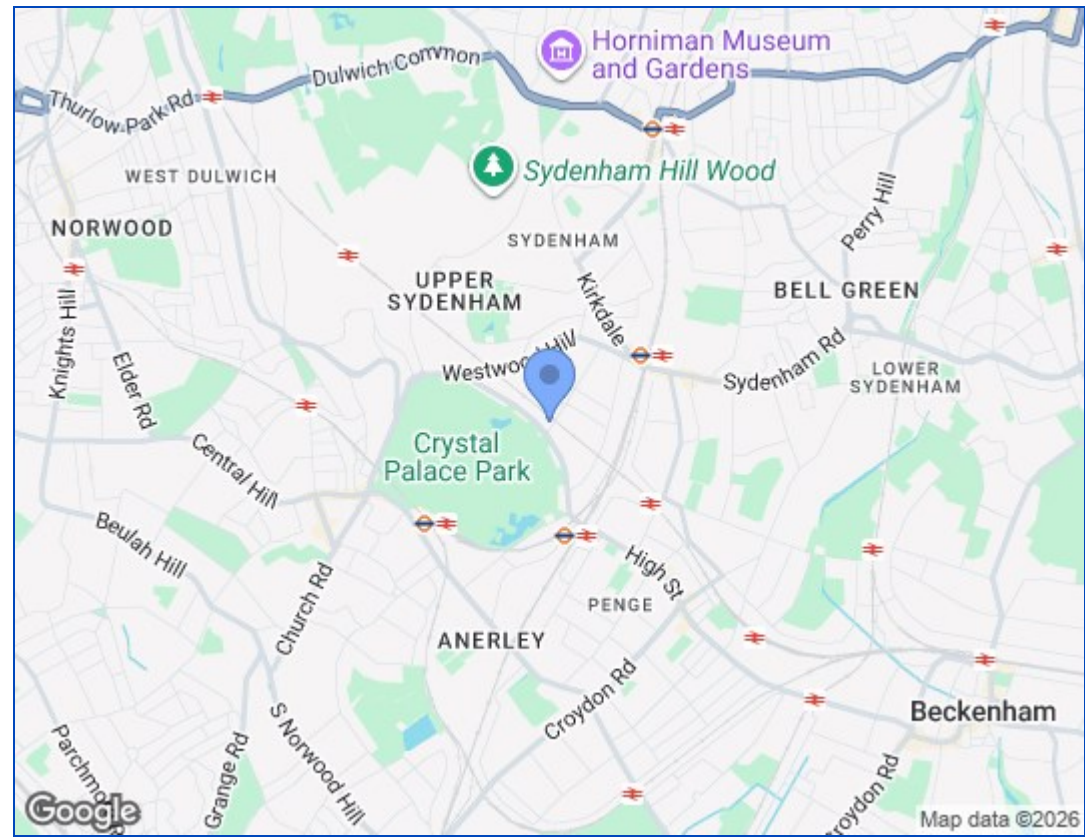


**APPROX. GROSS INTERNAL FLOOR AREA 526 SQ FT / 49 SQM**

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

Sydenham Avenue

date 16/02/26



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