



**Longton Avenue, Sydenham**

Asking Price £225,000



## Property Summary

Guide Price: £225,000 - £240,000

A super ground floor one bedroom period conversion, offered CHAIN FREE, by Propertyworld. This first time buyers dream is a generous size and nicely proportioned. Flooded in light, with high ceilings, neutral decor and wood floors, the flat offers a delightful blend of stylish and homely. Priced to attract interest, the flat forms part of a large detached property with extensive communal gardens and OFF STREET PARKING to front.

The location is fabulous, as Longton Avenue is one of Sydenham's best roads. A quiet but very well connected residential road, wrapped around beautiful WELLS PARK. Greenery and the sound of nature abound.

The property is a generous size and includes: the entrance hall includes neutral decor and wood floors. To the right is the lounge and open plan kitchen, which benefits from super high ceilings and gorgeous 6ft windows - flooding the room in light. The wood floor and feature fireplace add some wonderful period touches. The kitchen is modern with a range of high gloss units, oak worktop and appliances. There is a double bedroom to rear with views into the generous communal garden plus bathroom to side.

Nicely presented. Beautifully located. Wonderfully priced. Call Propertyworld on 0208 488 0011 to view.

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

## Property Summary

- One bedroom flat
- Ground floor
- Period conversion
- Large communal garden
- CHAIN FREE
- Fabulous location
- OFF STREET PARKING
- Ideal first time buy
- Flooded in light
- EPC rating is D / Council tax is B

## Our Vendor Loves...

"This was my first home for many years. The original wooden floors and rustic charm give the space warmth and cosy feeling, but it's the view from the bedroom window and close distance to the Wells Park that I'll miss the most. The garden is a hidden gem—quiet and rarely used—making it feel like your own private space. Between the excellent transport links and the amazing local parks (Crystal Palace round the corner!), the location truly offers the best of South London living."





# Longton Avenue

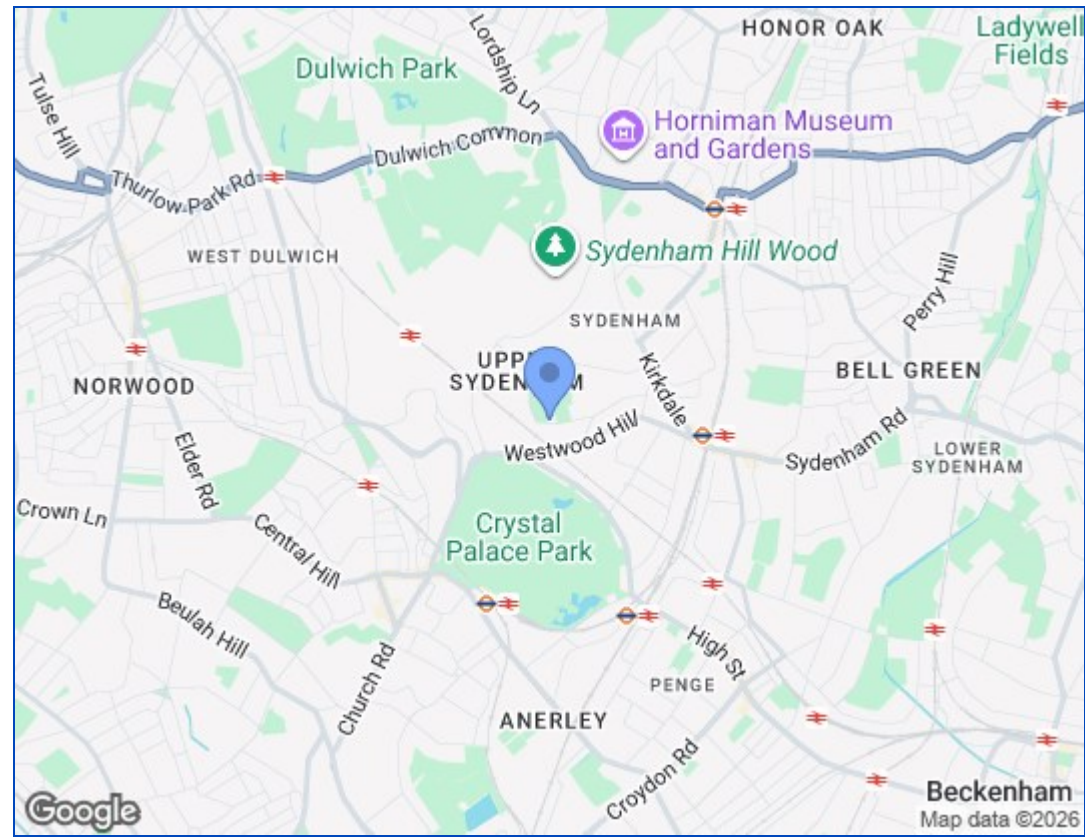
APPROXIMATE GROSS INTERNAL AREA

34.09 m<sup>2</sup> / 367 sq ft



Ground Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(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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