



**Sydenham Road, London**

Asking Price £225,000



## Property Summary

Propertyworld is proud to offer this stunning and spacious STUDIO apartment to the sales market. Beautifully presented, with incredible natural light, this top floor period gem is a rare and exciting opportunity. Located in the heart of SE26, the flat is perfectly position for all local shops, amenities, eateries and Sydenham station is literally 200 yards away. An ideal first time buy, the flat is unusually large for a studio with beautiful rooms and a William Morris feel. The property is offered with a long lease, double glazing, ample storage and much else. The details include: the main living room is large and beautifully presented and COULD be divided into two separate rooms without making any compromises to style. High spec laminate floor, neutral decor, integrated spotlights, dormer window and bespoke shelving. The kitchen is gorgeous and big for a studio.. with space for a table and chairs, oak worktop, butler sink and lots of cupboard space, its a great great room. The bathroom is spacious too and beautifully presented with attractive tongue and groove, panelling, roll top bath, window and wall mounted unit. With a lease of over 120 + years, low service charge and well maintained communal areas this is a property that requires your attention. Call Propertyworld on 0208 488 0011 to view.

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

## Property Summary

- Studio apartment
- Period conversion
- Top floor
- Stunning interior
- As big as many one beds
- Fabulous location
- Flooded in light
- Ideal first time buy
- Beautiful kitchen and bathroom
- EPC rating is / council tax is A

## Our Vendor Loves...

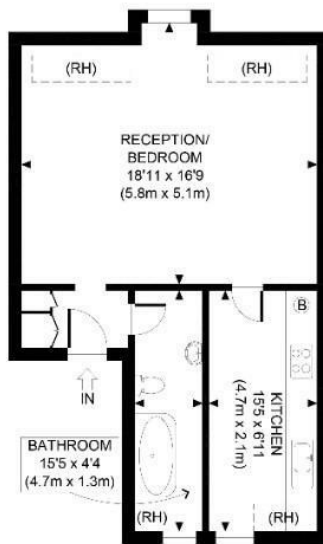
I've loved living in this flat. When I first viewed it the thing that struck me was all the gorgeous light and space....and it's still the thing I love; in 20 years I haven't outgrown the space. I love the fact that I'm right in the center of the community, everything I want and need is on my doorstep....coffee shops for a sneaky mid-morning meet up with friends, great pubs, a fabulous selection of food shops.....my two favorite haunts are the bookshop and the ironmongers. I was new to the area when I moved in here but quickly found the area to be super friendly and now it takes mean hour to go to the post office (a 5 minute walk) as I end up chatting to so many people on the way.











THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 509 SQ FT



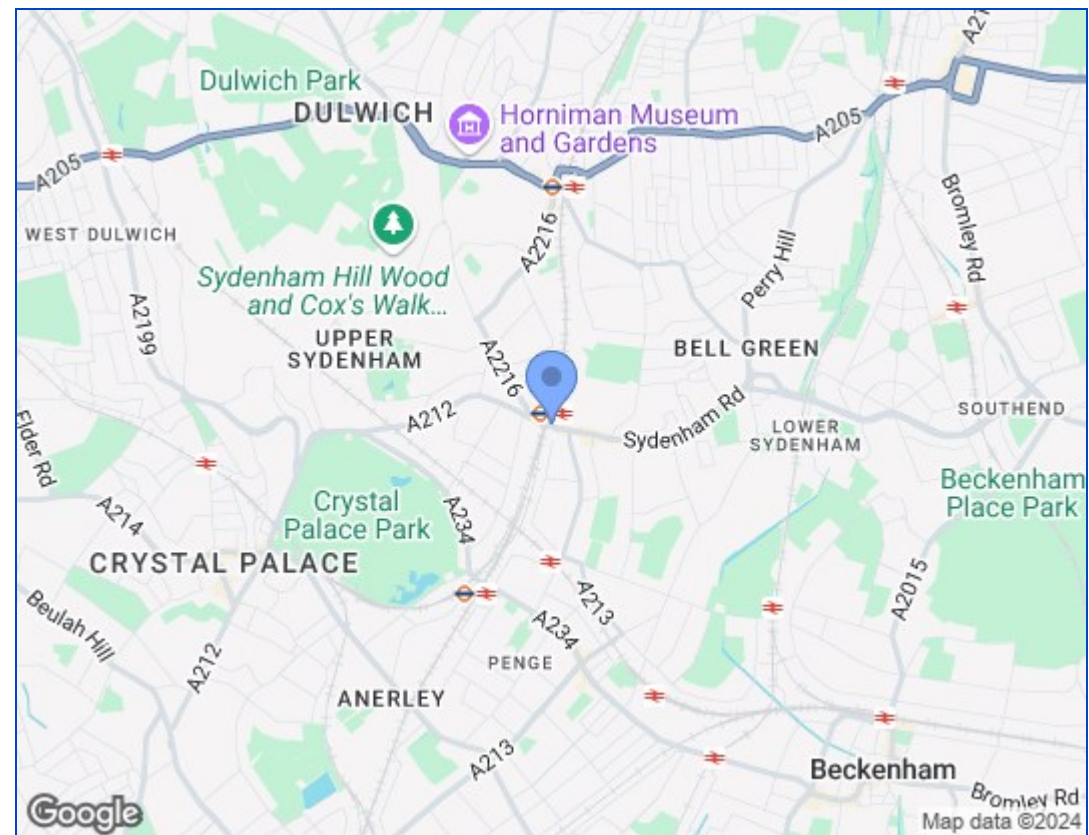
APPROX. GROSS INTERNAL FLOOR AREA 509 SQ FT / 47 SQM

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.

syd road

date 10/09/24

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

