



**Moremead Road, London**

Guide Price £300,000



## Property Summary

Guide Price: £300,000 - £325,000

Property World are proud to act as sole agents on this CHAIN FREE two bedroom first floor maisonette with an PRIVATE GARDEN, EXTENDED LEASE and PRIVATE ENTRANCE. This super flat is offered to the market in excellent condition - with NEW CARPETS and having been RE PAINTED THROUGHOUT. An ideal first time buy, the flat is flooded in light and benefits from a quiet yet convenient location close to lots of local amenities and transport links. The details include: a fabulous lounge with a bay window and neutral decor, modern fitted kitchen with a range of wall and base units, combi boiler, gas hob and electric oven, two bedrooms, modern bathroom with three piece piece and shower and large LOFT above. The flat further benefits from a pretty private garden to rear and NO CHAIN. Call Propertyworld to view on 0208 488 0011

## Property Summary

- Two bedroom maisonette
- First floor
- NO CHAIN
- Private rear garden
- Large loft
- Ideal first time buy
- Excellent location
- Private entrance
- EXTENDED LEASE
- Council Tax band: B

## Our Vendor Loves...

"The home is in a quiet and friendly neighbourhood with good access to public transport. Lower Sydenham, Sydenham and Bellingham train station are all within easy walk. The area has good links to several bus routes as well. Local amenities include a big Sainsburys, Aldi and a Lidl all within a short walk. There are several good schools nearby, likewise for parks and play areas as well".

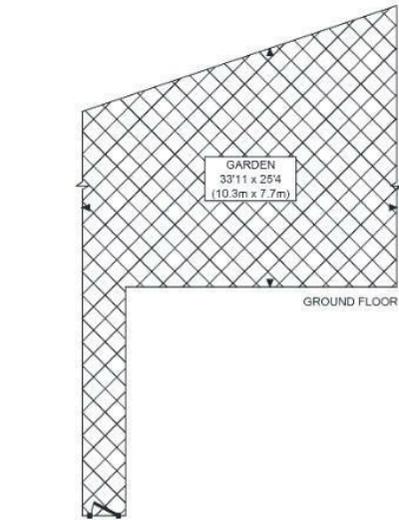


Sydenham Sales

020 8488 0011

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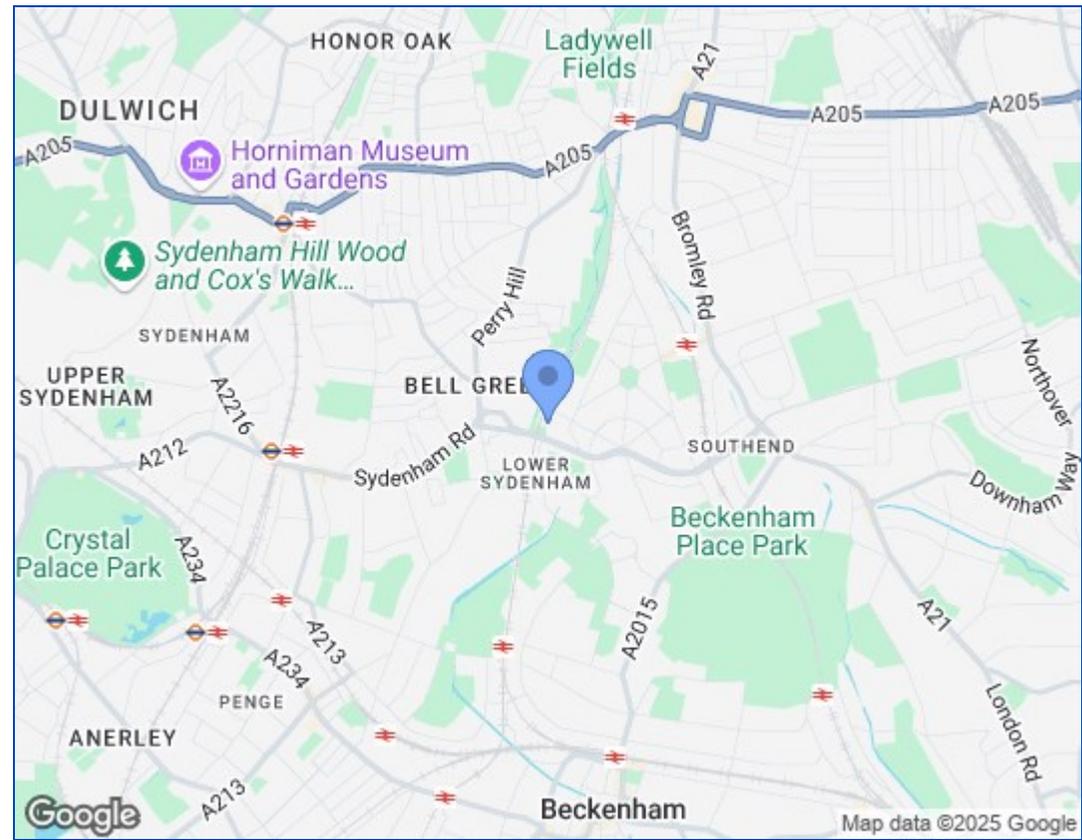


FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 561 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 561 SQ FT / 52 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.

Moremead London  
date: 06/10/22  
phoetoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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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