



Queensthorpe Road, Sydenham

Fixed Asking Price £350,000



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Property Summary

Priced to sell. Quick, secure sale wanted.

Propertyworld are pleased to offer this two double ground floor flat with NO CHAIN to the sales market. Located in the prestigious THORPE CONSERVATION AREA, this first time buyers dream, is spacious, with generous room sizes and beautifully proportioned accommodation throughout. With high ceilings, 2 x bay windows a quirky mezzanine dining area, and its OWN PRIVATE ENTRANCE, this is a super flat. The property is tidy and nicely presented with a valid ELECTRICAL CERT and GAS SAFETY.

The details include: a spacious and well presented lounge with bay window, neutral decor, high ceilings and fitted carpet, modern kitchen with lots of wall and base units, gas hob and appliances. Plus a large timber framed mezzanine dining area. There are two DOUBLE bedrooms and family bathroom with three piece suite and shower.

Offered CHAIN FREE. Lease is 88 years (will not be extended), and available to view. Call Propertyworld on 0208 488 0011 to book your appointment.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Two bedroom flat
- CHAIN FREE
- Ground floor
- Period property
- CONSERVATION AREA
- Own FRONT DOOR
- GAS & ELECTRIC certs
- Ideal first time buy
- Must be viewed
- EPC rating is C. Council tax is C

Our Vendor Loves...

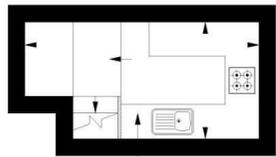
Our Vendor Loves..

"We bought the flat almost 40 years ago and its been great - first as a home and then as a rental for others as we moved away. The size of the bedrooms and the location were always the most important features".

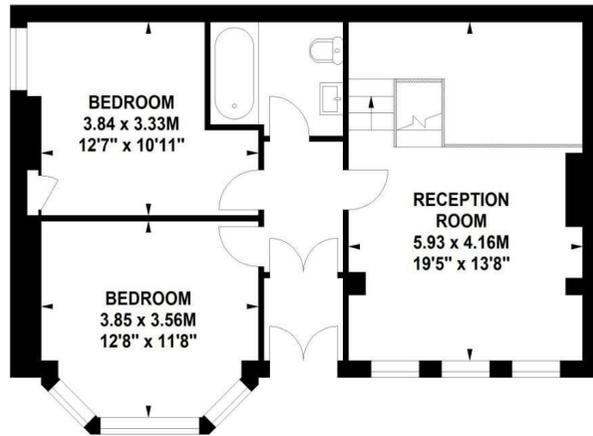




Queensthorpe Road
 APPROXIMATE GROSS INTERNAL AREA
 68.56 m² / 738 sq ft



KITCHEN
 4.08 x 2.07M
 13'5" x 6'9"



BEDROOM
 3.84 x 3.33M
 12'7" x 10'11"

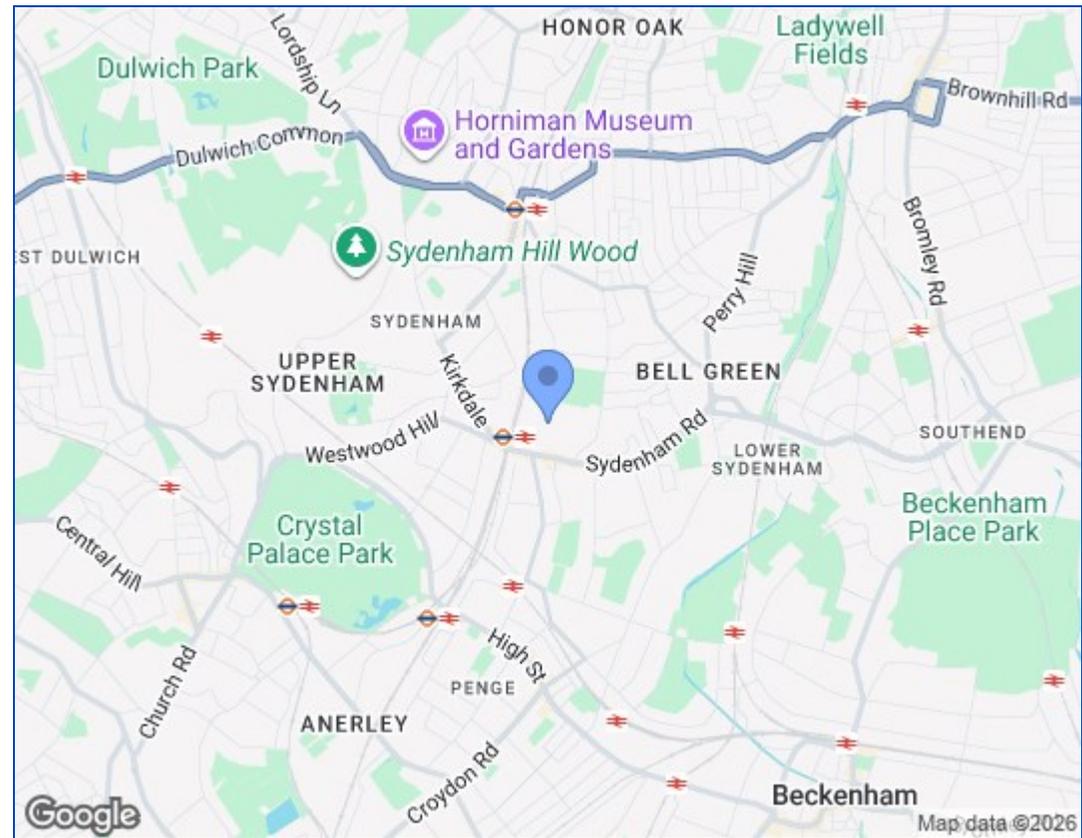
RECEPTION ROOM
 5.93 x 4.16M
 19'5" x 13'8"

BEDROOM
 3.85 x 3.56M
 12'8" x 11'8"

Lower Ground Floor

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		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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