



**Wiverton Road, London**

Asking Price £495,000



## Property Summary

Propertyworld is proud to act as sole agents on this CHAIN FREE, two bedroom, ground floor period property, with a private WEST-FACING garden, SHARE OF FREEHOLD and BASEMENT. Located on one of Sydenham's best roads, the property is ideally located for TWO mainline stations (Penge East & Sydenham), all local amenities, shops and lots of independent eateries. Crystal Palace with its own station, parks, restaurants and pubs is close by too.

The property is spacious with generous rooms, beautifully proportioned accommodation throughout and lots of natural light. A first time buyer's dream, the details include: you enter into a welcoming hallway, ideal for shoes and coats and then move further into the heart of the flat itself. The master bedroom is a great room and located to front, with high ceilings, attractive bay window, neutral decor and a wall of large, custom built-in wardrobes. The spacious lounge opens into a convenient dining space / office with direct views into the rear garden and is flooded in light. With neutral decor and a fabulous wood floor, the room is beautifully presented but also cosy, with a warm homely feel.

The kitchen is spacious and a great place to cook up a storm, with attractive views into the rear garden, an extensive range of wall and base beech units, lots of worktop space, plus a gas hob & electric oven. The second bedroom is smaller than the master but still a DOUBLE and the bathroom is nicely presented with a three piece suite, shower over bath, tiled floors and tiled walls. The bathroom has under floor heating, perfect for colder mornings. The two most important features of this flat are the stunning WEST-FACING rear garden and unique basement adding lots of storage. With SHARE OF FREEHOLD and NO SERVICE CHARGES, this is an ideal first time buy and exciting opportunity.

## Property Summary

- Two bedroom flat
- Period property
- Ground floor flat
- PRIVATE west facing garden
- BASEMENT
- SHARE OF FREEHOLD
- CHAIN FREE
- Fabulous road
- Must be viewed
- EPC rating is D, council tax is C

## Our Vendor Loves...

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We fell in love with this flat straight away because of the space (loads of storage), separate kitchen/dining space and west-facing garden meaning you get loads of afternoon sun for sundowner BBQs and drinks on the decking. The first thing we bought when we moved in was a BBQ. Sydenham is really well connected and Penge East station is a 5 minute walk meaning you can be on the Victoria line in no time. We had our first daughter in Lewisham hospital so having free parking outside was a game changer once she came along. The area has so many memories. We've loved all the easy access to parks and green spaces; Crystal Palace park, Alexandra Rec and Mayow Park have been our favourites, along with the laid back independent cafés and pubs (Brown and Green - try the HART sandwich, and Trattoria Raffaele - recommended).

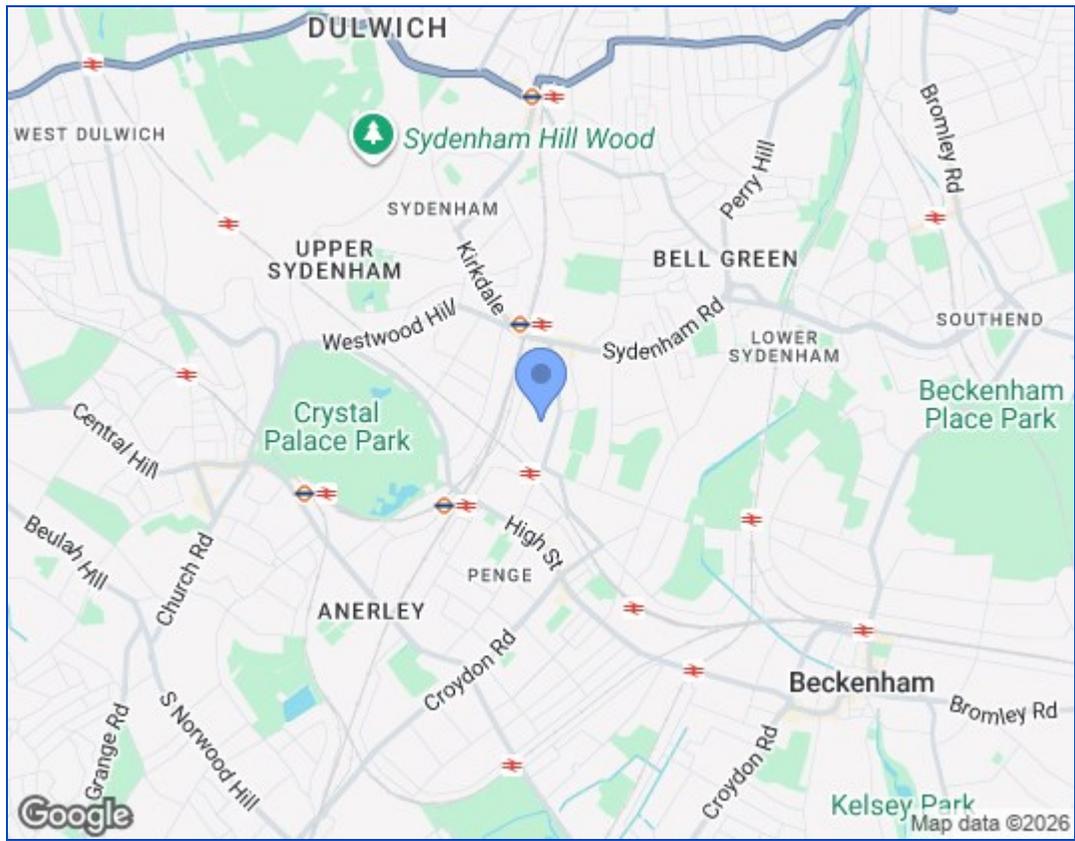
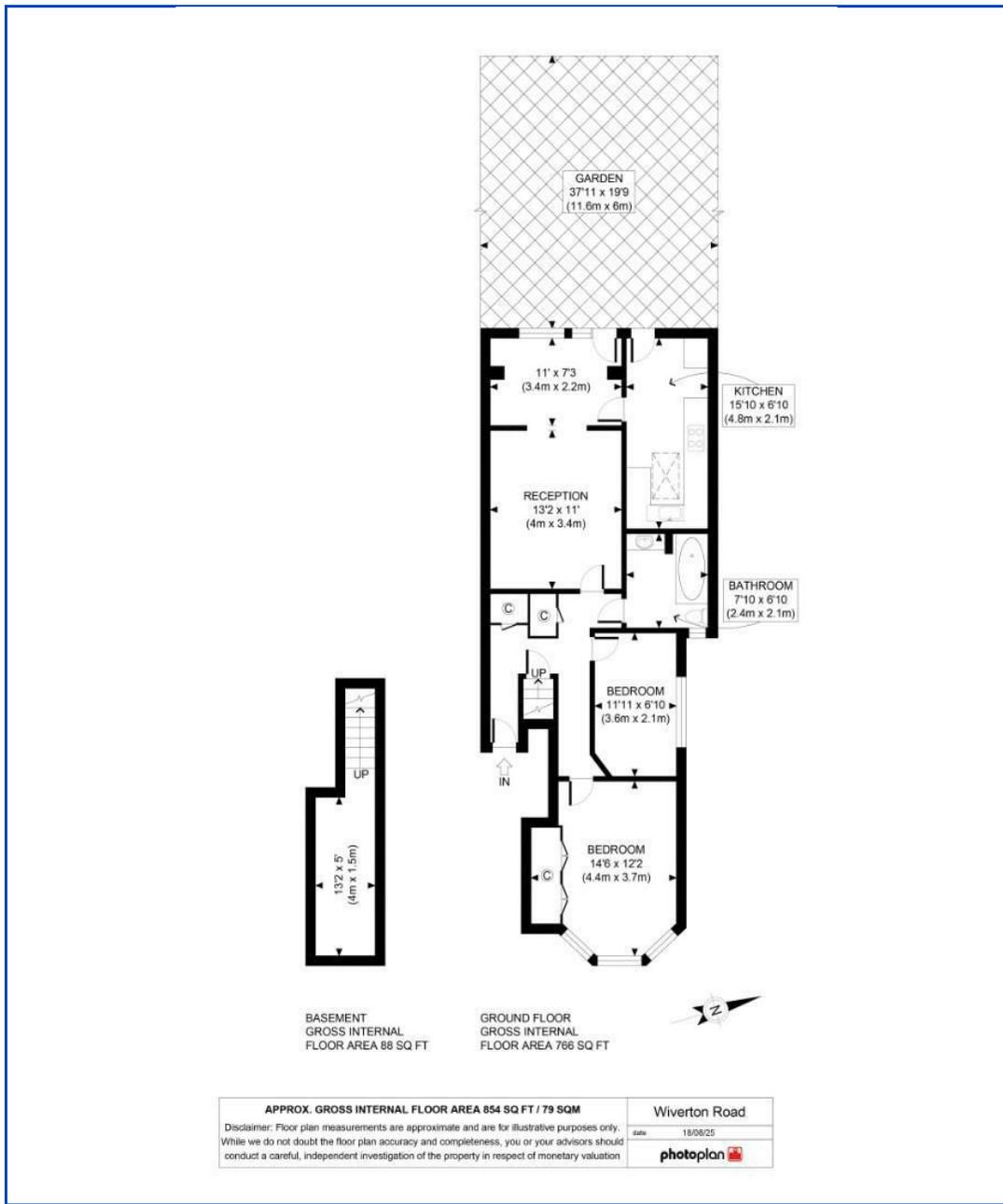


Sydenham Sales

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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