



Thakeham Close, London

Guide Price £250,000



Property Summary

CASH BUYERS / INVESTORS / PROPERTY PROFESSIONALS ONLY.

SAT 10 - 11AM OPEN HOUSE

Propertyworld is pleased to offer an exciting opportunity for property professionals to acquire this two bedroom "Wates" maisonette located in a popular cul de sac in the heart of the Lawrie Park Triangle. This property is offered CHAIN FREE, with its own FRONT DOOR, and LOFT. The property has a SHORT LEASE (35 YRS*) and requires a FULL REFURBISHMENT. The property has gas central heating and double glazed.

The estimated cost of the lease is £100k - £150k including costs.

The accommodation is spacious with generous living space laid out of over 3 floors. On the ground floor you enter directly into a small entrance hallway via a private entrance, which includes a large storage cupboard. On the first floor, there is a generous lounge, dining room and kitchen. The rooms include stripped wood floors, neutral decor and incredible natural light. On the first floor there are TWO DOUBLE BEDROOMS - both with built in wardrobes, plus a family bathroom. There is a large loft above.

Call Propertyworld on 0208 488 0011 to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Two bedroom maisonette
- WATES development
- NO CHAIN
- CASH BUYERS only
- SHORT LEASE
- REFURBISHMENT required
- Stunning location
- Private entrance + loft
- Rare opportunity
- Flooded in light

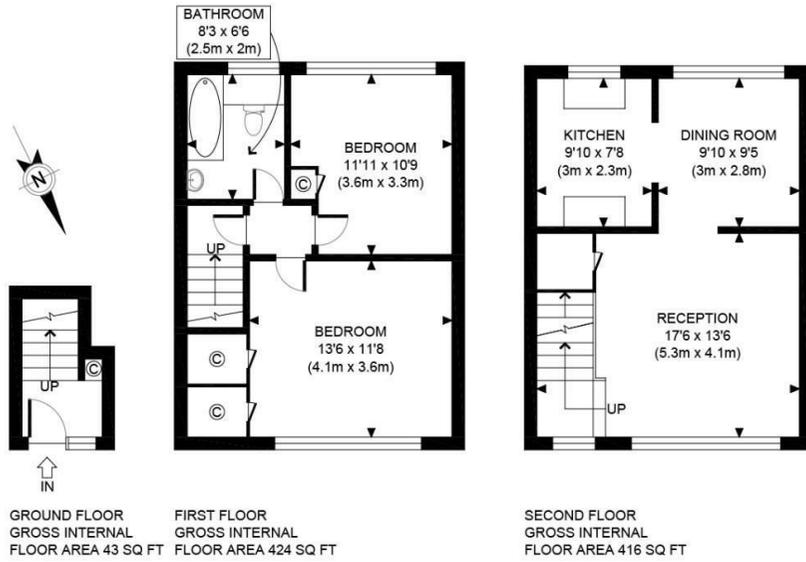
Our Vendor Loves...

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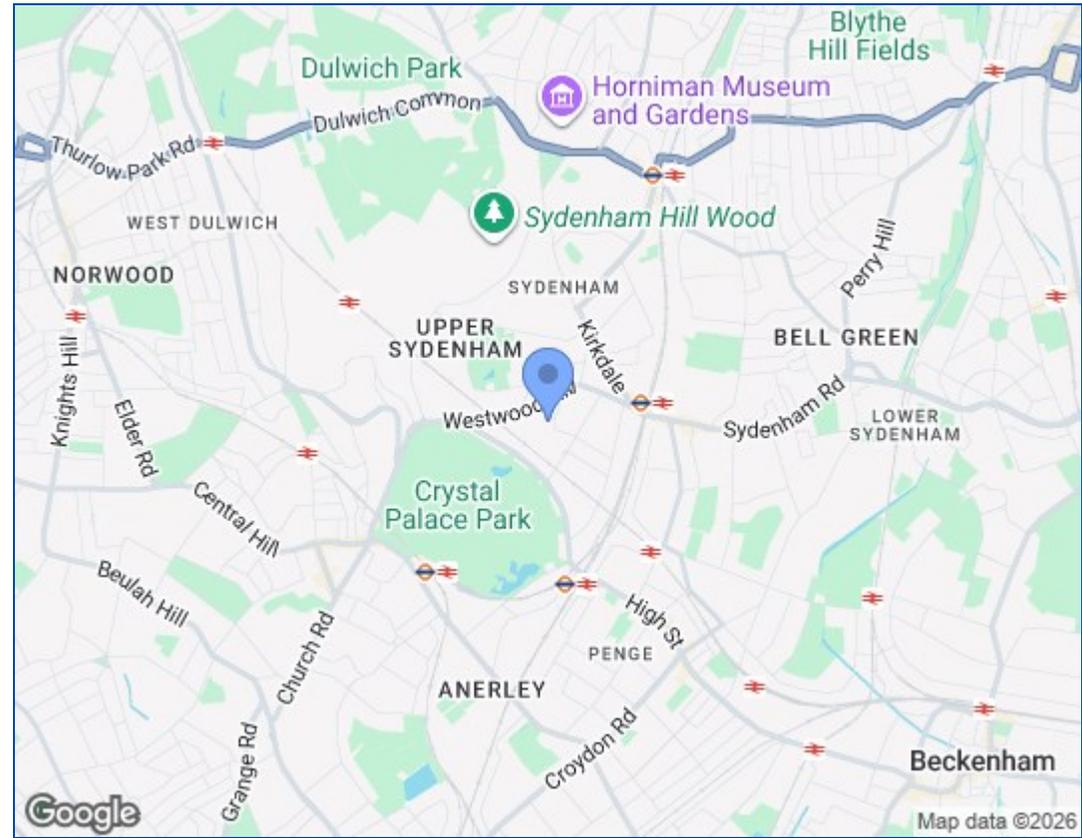
"This has been a happy place to live but now its time to go. The property is big and the close is fantastic. Its walkable to Crystal Palace Park and the heart of Sydenham in minutes".







<p>APPROX. GROSS INTERNAL FLOOR AREA 883 SQ FT / 82 SQM</p> <p>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</p>	<p>Thakeham Close</p>
	<p>date: 16/02/26</p> <p>photoplan</p>



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

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.

