



Venner Road, London

Guide Price £400,000



Property Summary

Propertyworld is delighted to present this stunning one bedroom period conversion with a PRIVATE front and back GARDENS, SHARE OF FREEHOLD, PRIVATE ENTRANCE & NO CHAIN.

The flat is a rare find and much larger than most other one beds. With high ceilings, generous rooms and beautifully proportioned accommodation throughout, the flat is an ideal first time buy and ready for immediate occupation. The basic details include: there is a gorgeous lounge, with stripped wooden floors, beautiful gas fireplace, neutral decor and an attractive bay window to front. The kitchen is generous and flooded in light, with a range of white units, stunning Sapele worktop, stripped wooden floors, plus a window to side with views into the rear garden. The bedroom is fabulous with patio doors opening into the stunning rear garden with wooden floors, feature fireplace and high ceilings. The bathroom includes a three piece suite and shower over bath. The private rear garden is stunning and a really amazing size. Ideal for summer BBQs, garden or anyone looking to grow their own. With NO CHAIN and SHARE OF FREEHOLD, this is an attractive and secure offer.

Venner Road is a hugely popular road in Sydenham, benefiting from two stations Sydenham and Penge East at either end of the road meaning you can reach both Victoria and London Bridge in 20 minutes. Both Sydenham and Penge High streets are both close by and walkable ensuring you have a rich variety of restaurants, cafés, gastropubs and independent shops on your doorstep. Call Propertyworld on 0208 488 0011 to be the first to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- One bedroom flat
- Ground floor
- GARDEN flat
- NO CHAIN
- SHARE OF FREEHOLD
- Period conversion
- Private ENTRANCE
- Fabulous FTB
- Excellent location
- EPC rating is E / Council tax is C

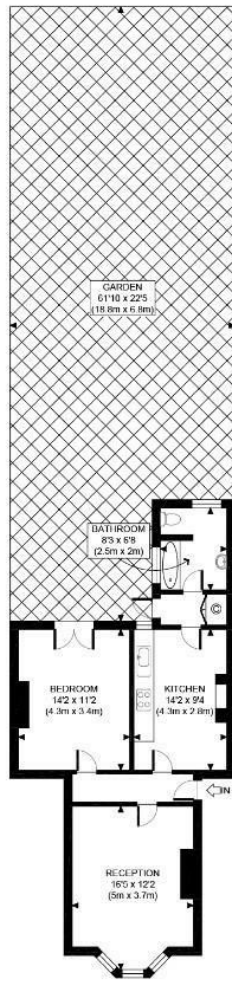
Our Vendor Loves...

Our Vendor Loves....

"I'll really miss living here. The flat is very spacious and gets lots of natural light, it has a lovely garden that's perfect for a BBQ and has plenty of storage due to having two sheds (one of which was used for working from home for a while!). The location is great — you can get to Victoria (Penge East), Bromley (Penge East), London Bridge (Sydenham), Canary Wharf (Sydenham) all within 45 minutes, and with both Sydenham and Penge highstreets close by there are plenty of places to shop and eat locally. also a night out is not far away as Crystal Palace, Beckenham and Dulwich are all near".

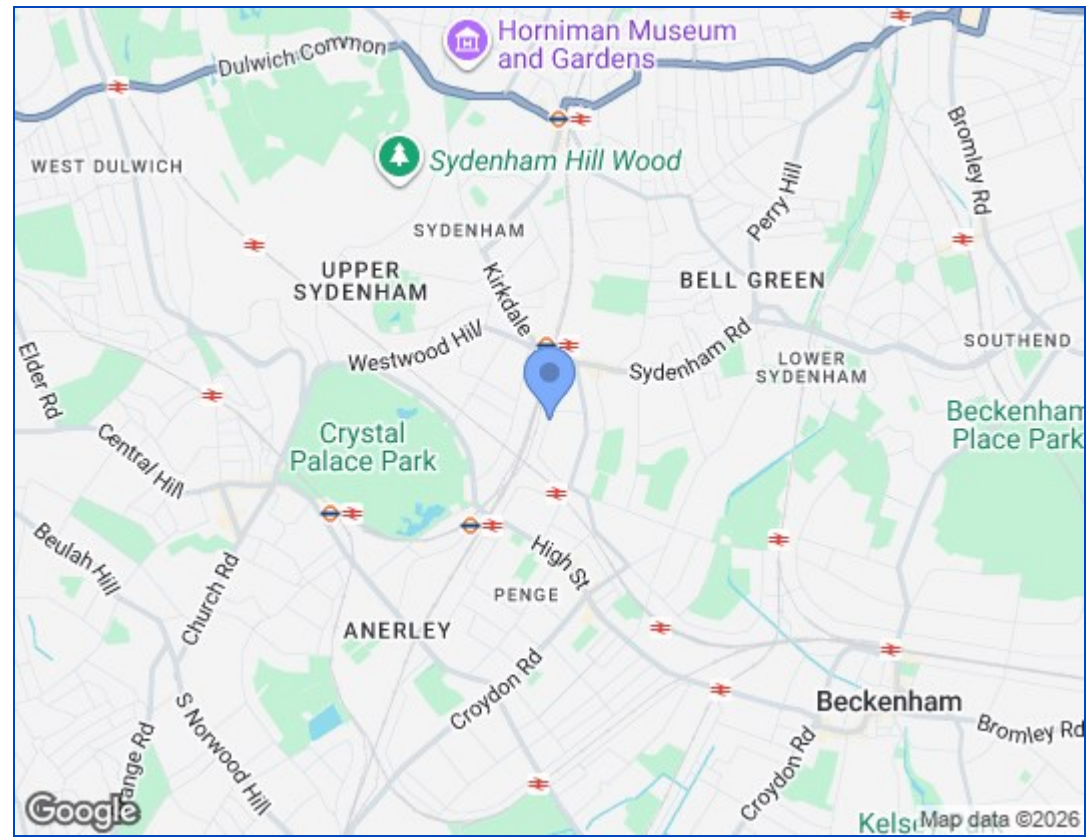






GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 800 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 605 SQ FT / 56 SQM	Venner Road
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.	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(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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