



Venner Road, Sydenham

Price Guide £375,000



2



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1



C



Property Summary

Guide Price: £375,000 - £390,000

Property World is pleased to offer this unique two bedroom period conversion flat to the sales market. Located on Venner Road, in Upper Sydenham, the flat is perfectly positioned for TWO mainline stations (Sydenham & Penge East) and Sydenham high street. Located on the first floor of an attractive double fronted Victorian house, the flat offers beautiful proportions and spacious accommodation throughout. The details include: spacious lounge to front with two large double glazed windows, neutral decor, high ceilings, modern fitted kitchen with a range of units, tiled splashback and breakfast bar, modern bathroom with three piece suite and electric shower, one huge double bedroom and one smaller bedroom both with built in cupboards plus large loft. The flat further benefits from double glazing and gas central heating. We believe this is a fabulous property, located in a beautiful house on one of Sydenham's best roads. Please call Property World on 0208 488 0011 to view.

Property Summary

- Two bedroom flat
- Period conversion
- Double fronted house
- First floor flat
- Fabulous location
- Nicely presented
- Large loft
- EPC RATING C

Our Vendor Loves...

Our Vendor Loves..

"The big rooms, large windows and general feeling of space. The front of the property gets the full sun in the afternoon and evening, and having the garden to sit in is a real bonus, as the road is very quiet. Alternatively, there are several parks within walking distance. The whole property is flooded in light and it's something I will really miss. With a mainline station at either end of the road, transport options are ideal".

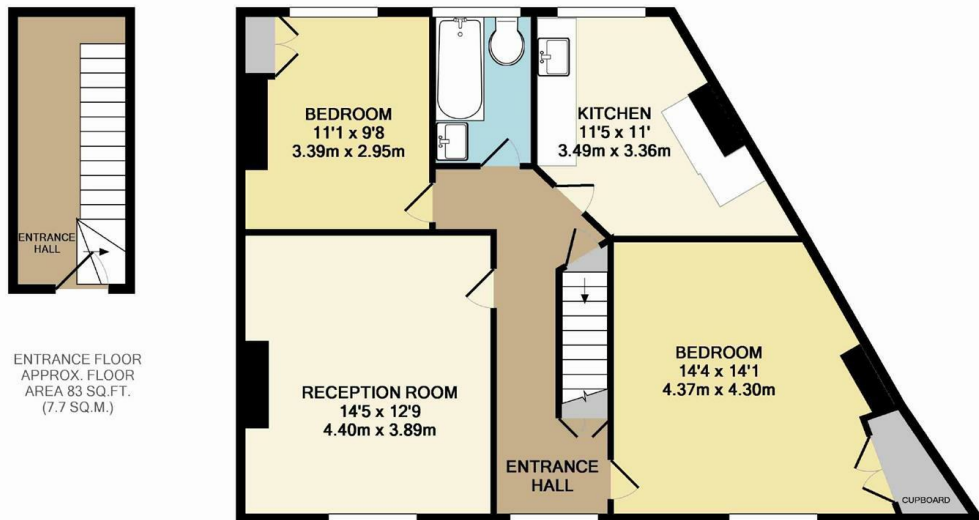


Sydenham Sales

020 8488 0011

www.propertyworlduk.net





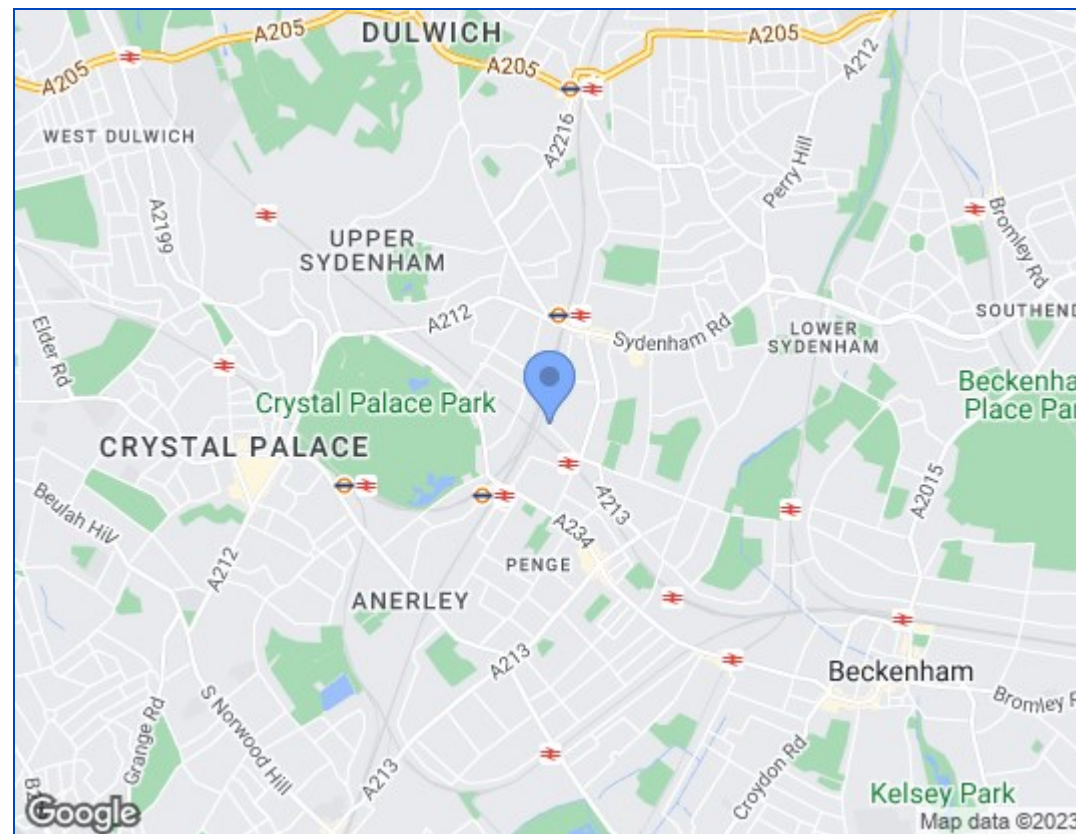
ENTRANCE FLOOR
APPROX. FLOOR
AREA 83 SQ.FT.
(7.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 725 SQ.FT.
(67.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

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