



Silverdale House, Sydenham

Asking Price £399,999



Property Summary

Property World is proud to bring this sensational top floor "New York" style warehouse apartment to market. The apartment is much much larger than average and is offered to the market in fabulous condition. This really is modern contemporary living at its finest. Silverdale House is a well-known warehouse conversion, located literally a stone's throw from Sydenham mainline station and High Street. The apartment benefits from a lease of over 100+ years (TBC), MEZZANINE BEDROOM FLOOR and much more. You enter directly into a spacious entrance hallway to the right is the upgraded fully tiled shower room. But it is the main living area which will really take your breath away, to the right is a modern fitted kitchen with units, tiled floor, built in appliances and spotlights, to the left is a gorgeous living space with a dining area & large lounge with beautiful high ceilings and double doors to a wonderful PRIVATE BALCONY. The internal spiral staircase leads to a mezzanine floor/bedroom with fitted wardrobes and skylights. This is an amazing apartment and a very rare opportunity. Call Property World on 0208 488 0011 to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Warehouse conversion
- Private Balcony
- Mezzanine floor
- One bedroom apartment
- Over 750sqft
- Fabulous location
- High ceilings
- EPC RATING D
- Very spacious
- Entry phone system

Our Vendor Loves...

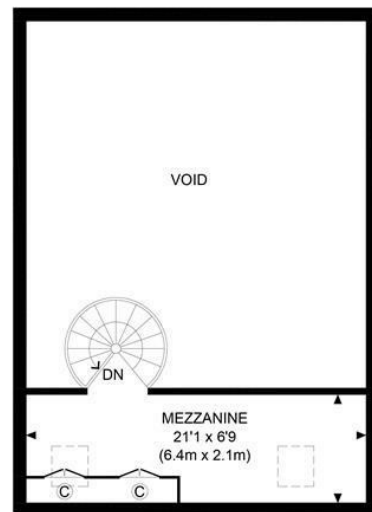
"I loved the wide open space of the main living area and the huge balcony , especially during the lockdown. Also the transport links to London made commute to work very quick to east and west London."







THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 625 SQ FT

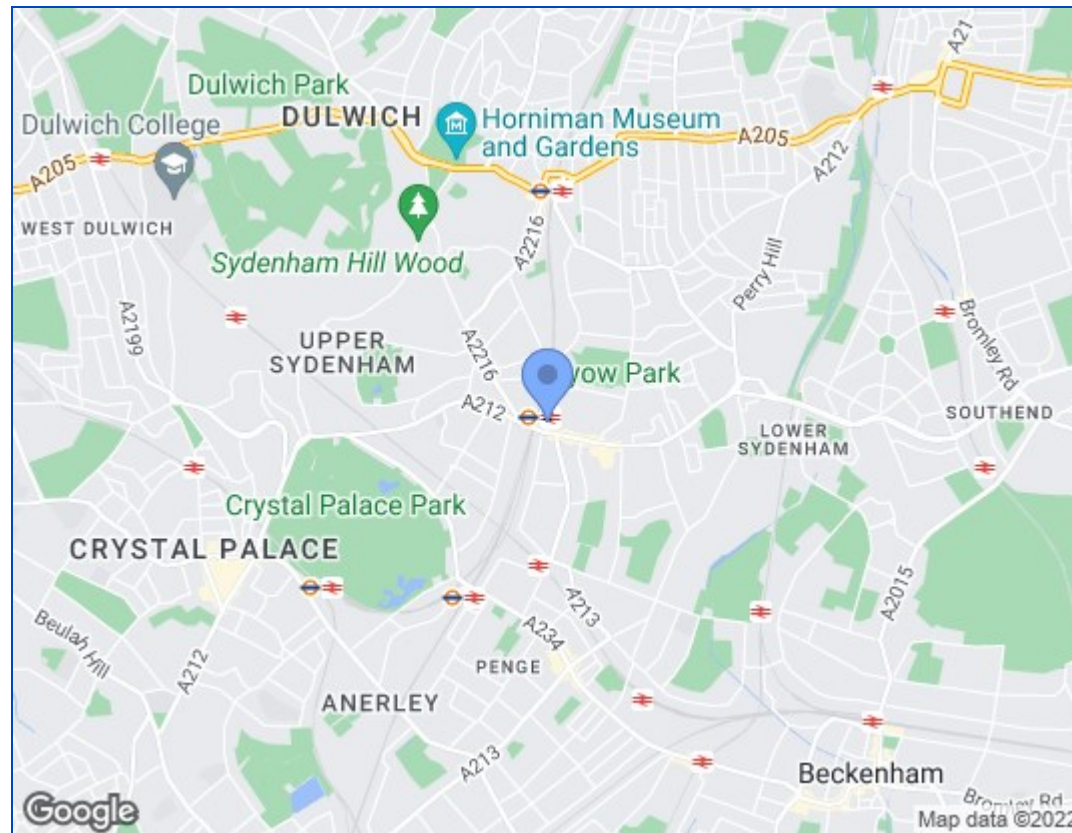


MEZZANINE
GROSS INTERNAL
FLOOR AREA 172 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 797 SQ FT / 74 SQM

Ref: Copyright **photoplan**

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



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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