



**Byne Road, London**

Guide Price £450,000



## Property Summary

Guide Price: £450,000 - £465,000

Propertyworld is proud to act as sole agents on this stunning two bedroom ground floor period conversion with west facing PRIVATE GARDEN, 100+ YEAR LEASE & BASEMENT ROOM. This beautiful flat is a first time buyers dream and located on arguably SE26's best road. Byne Road is an attractive and popular residential street of period properties, neatly situated close to SYDENHAM road with its array of shops and eateries and sandwiched between SYDENHAM & PENGE EAST mainline stations. Benefiting from generous room sizes, beautifully presented accommodation, a fabulous finish and flooded in light - we feel this property is a cut above the rest. The flat has a versatile layout and can be used as a one bed with a kitchen / diner or 2 bed with a kitchen / lounge. The fabulous basement adds another helpful room / space to utilise.

The details include but are not confined to: the kitchen / lounge is fabulous with an attractive square bay window to front with a beautiful engineered wood floor, neutral decor, a range of high gloss white units an oak worktop, integrated appliances and tiled splashback, there are two bedrooms - both doubles and both stunning, plus a very spacious family bathroom with a three piece suite, shower over bath, tiled floor, tiled walls and heated towel rail. The flat further benefits from a fabulous fully tanked and usable basement room - ideal as a cinema / yoga room, gym or spare room. The private west facing garden is a joy - hard landscaped, private and a real sun trap - and perfectly mirrors the proportions of the flat.

The property is stunning , with beautiful and versatile accommodation - offered in stunning condition and flooded in light. A dream flat, call Propertyworld now on 0208 488 0011 to view.

## Property Summary

- Two bedroom flat
- Ground floor
- Period conversion
- PRIVATE west facing garden
- BASEMENT room
- Stunning condition
- Fabulous location
- Ideal first time buy
- Rare to market
- EPC rating is D / council tax is B

## Our Vendor Loves...

I bought the flat during the pandemic and really loved the beautiful quiet street, friendly neighbours and how bright, spacious and peaceful the flat feels. It's a real sanctuary, and the garden is so private and is lovely to sit in during the summer. It's also seen many parties and barbecues with friends and it's a lovely flat for entertaining - you can fit up to 12 for dinner in the kitchen! My personal favourite room is the bedroom with the bay window overlooking the garden which is lovely for lazy Sundays if it's sunny, raining or hailing. The extra space provided by the basement is invaluable and I especially love how quiet the flat is as the washing machine is tucked away in the bathroom!

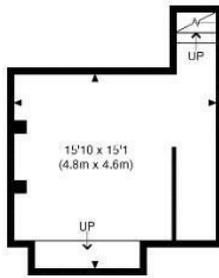


Sydenham Sales

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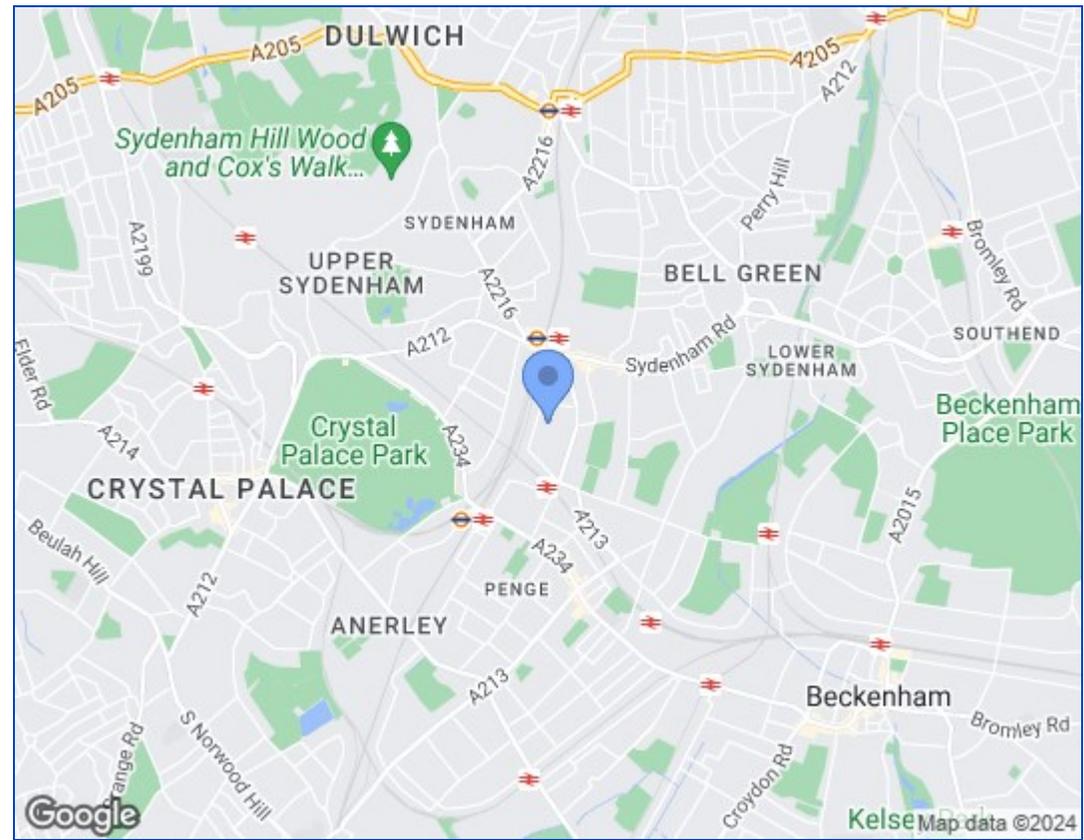


LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 237 SQ FT

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 635 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 872 SQ FT / 81 SQ M  
Ref: - 080524 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			
		62	77
England & Wales		EU Directive 2002/91/EC	

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