



## Montana Gardens, London

Asking Price £300,000





## Property Summary

A CHAIN FREE fabulous two bedroom first floor flat with ALLOCATED OFF STREET PARKING offered to the sales market by Propertworld. This super flat is a dream first time buy in our opinion and benefits from generous living space, beautifully proportioned accommodation throughout, lots of natural light and enviable location close to lots of amenities and transport links. The details include: you enter into a generous and well appointed living room with carpet and neutral decor, the lounge is a fabulous size and can easily accommodate lounge and dining furniture. It is tastefully decorated in neutral tones, with carpet and lots of light, the kitchen is modern and fitted, with a range of shaker style wall and base units, oak worktop, tiled splashback, all appliances and a modern Worcester Bosch combi boiler, there are two bedrooms - both beautifully presented in neutral tones and flooded in light - plus a super bathroom with a three piece suite and shower. The property further benefits from all allocated OFF STREET PARKING SPACE and access to communal gardens.

Montana Gardens is an attractive mixed development of houses and flats from the mid 1990s. Low density, excellent design and a high quality build are the stand out characteristics and it is extremely popular. LOWER SYDENHAM station is literally a min away and this provides an excellent service into London Bridge and Charing Cross. This is an ideal entry point into the London property market and we invite you to make an early appointment to view.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Two bedroom flat
- Modern, purpose built
- Low rise development
- CHAIN FREE
- ALLOCATED OFF STREET PARKING
- Excellent location
- Fabulous condition
- Flooded in light
- Ideal FIRST TIME BUY
- EPC rating is C, Council tax is C

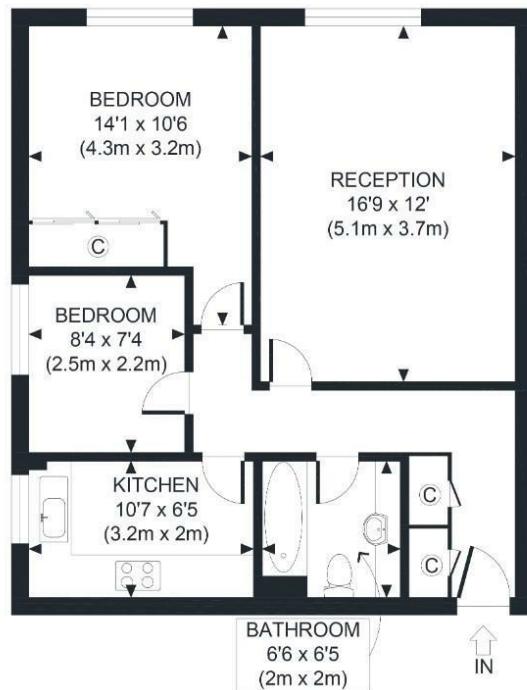
## Our Vendor Loves...

This was the flat we moved into when we first got married, and it couldn't have been more perfect for us. The convenience of a two-minute walk to the train station made getting to central London effortless, while the dedicated parking space gave us peace of mind knowing the car was always close and parking was never a hassle. The South- and East-facing walls feature plenty of windows, allowing natural light to flood in throughout the day, making the flat feel bright, cheerful, and welcoming. During the colder months, the excellent insulation and central heating kept us warm and cosy, no matter the weather outside. One of the standout features for us was the fully-boarded loft. It provided ample storage space, helping us keep the flat organized and clutter-free—a rare and invaluable feature for a home of this size. This flat gave us so much joy and comfort during our time here, and we're sure it will be just as special for its next owners.









SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 617 SQ FT



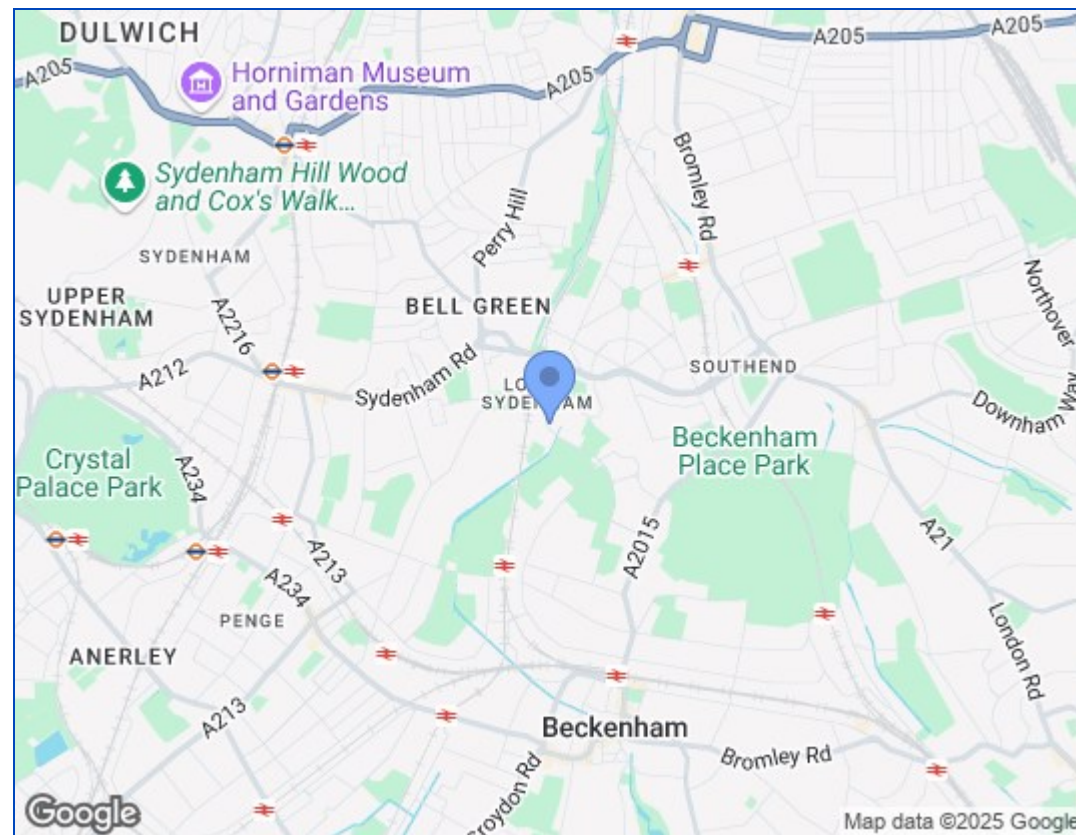
#### APPROX. GROSS INTERNAL FLOOR AREA 617 SQ FT / 57 SQM

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

Montana Gardens

date 21/01/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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