



## Charleville Circus, London

Guide Price £525,000





## Property Summary

Guide Price: £525,000 - £550,000

A fabulous and rare opportunity to acquire this THREE bedroom, ground floor, period conversion that is offered with OFF STREET PARKING, NO CHAIN and PRIVATE GARDEN. Requiring some love, the property is located on arguably Sydenham's most desirable road. Charleville Circus is a stunning circular road of period properties, opposite Crystal Palace Park and within walking distance to lots of local amenities, shops and cafes plus THREE mainline stations. This potentially stunning property is spacious with generous room sizes and beautifully proportioned accommodation throughout. Ideal for first time buyers, couples or families, the basic details include: you enter into an inviting hallway, which provides access to all other rooms. Ahead is a a generous open plan kitchen / lounge with patio doors leading to the private garden, lot of wall and base units, integrated appliances and great natural light. There are 3 DOUBLE bedrooms - all decorated neutrally and large built in wardrobes in the master. The bathroom includes a three piece suite and shower. The property is offered in need of some decorative modernisation but this comes with the opportunity to add value to the property and your personal style stamp. Rare and exciting, we advise an early opportunity to view.

## Property Summary

- Three bedroom flat
- Period conversion
- Ground floor
- Private garden
- OFF STREET PARKING
- Share of freehold
- CHAIN FREE
- Fabulous location
- Requires some LOVE
- EPC rating is D, Council tax is B

## Our Vendor Loves...

It is a nice, big flat with a garden and parking. Undeniably it needs some work but mainly decorative and the location is unbelievable.



Sydenham Sales

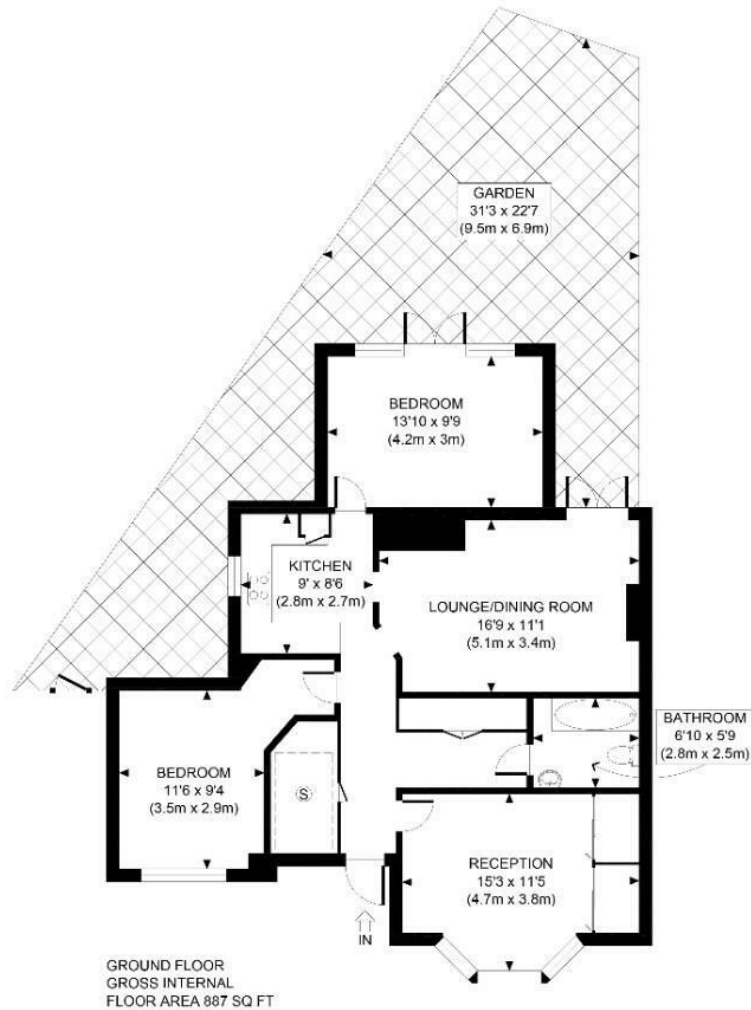
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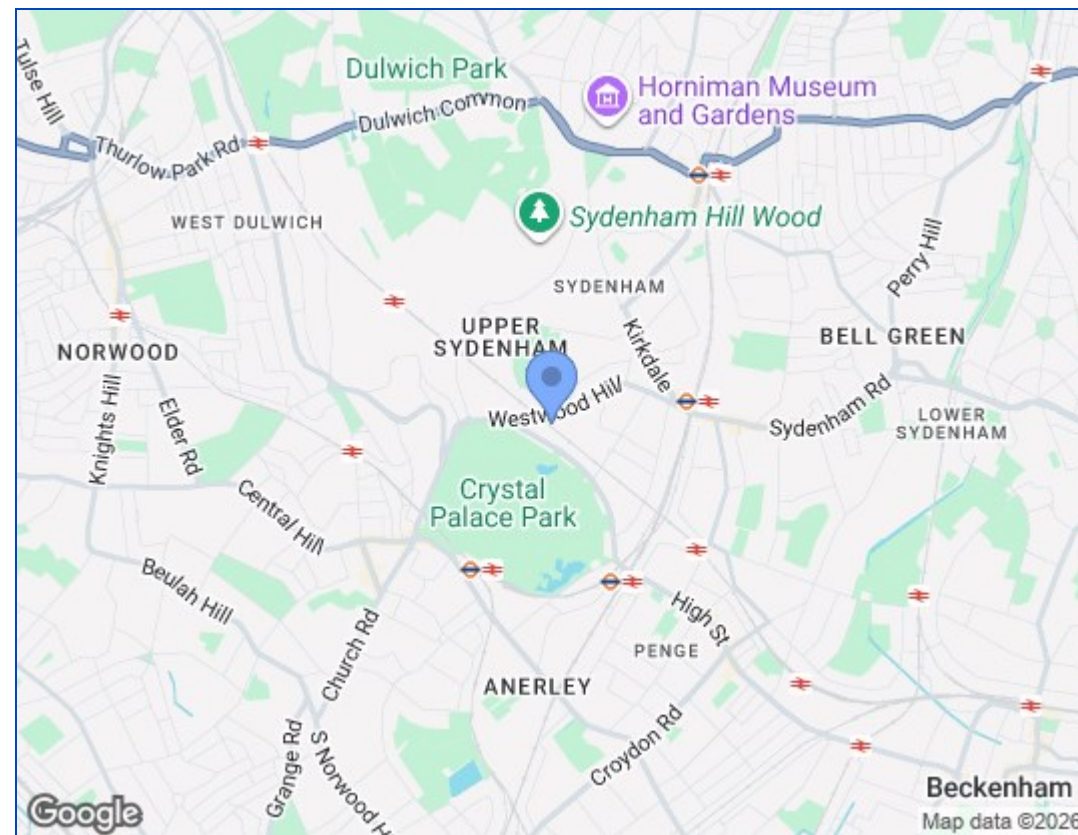
APPROX. GROSS INTERNAL FLOOR AREA 887 SQ FT / 82 SQM

Charleville Circus

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

date 10/03/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(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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