



**Elsinore Road, London**

Asking Price £350,000





## Property Summary

Propertyworld is proud to act as sole agents on this fabulous two bedroom ground floor 1950s purpose built flat with AN EXTENDED LEASE, private GARDEN & a private ENTRANCE. Located on the highly demanded Elsinore Road - the flat is always within the catchment of the popular and rather lovely Kilmore Primary School. The road is ideal for lots of local amenities, shops and eateries.

This is a special flat and a rare opportunity and an ideal FIRST TIME BUY. Benefiting from spacious rooms, beautifully proportioned accommodation throughout, lots of natural light and a huge amount of storage. Forming part of a small block, the details include: to front is a stunning lounge with a beautiful wood floor, neutral decor, and a large window which floods this fab room in light, the kitchen looks out onto the garden and is modern with high gloss white units, laminate worktop, integrated oven and electric hob, the flat also benefits from fibre-optic broadband There are two DOUBLE bedrooms - both nicely presented and flooded in light. The bathroom is cute and well presented with a three piece suite and shower over bath. This is super flat and an ideal first time buy. It is stylish, nicely presented but most of all it is a happy, warm and cosy home. You have to see it. Call Propertyworld on 0208 488 0011 to book appointment to view.

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

## Property Summary

- Two bedroom flat
- Ex local / purpose built
- Ground floor
- Private entrance
- Private garden
- Fabulous location
- Kilmore Primary School
- Packed with storage
- Flooded with light
- Ideal first time buy

## Our Vendor Loves...

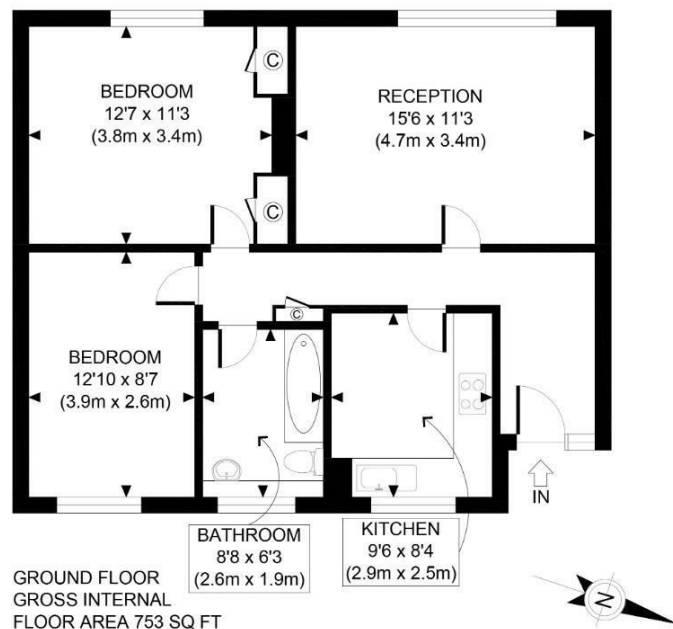
"We've really enjoyed living in this flat, the main bedroom is big enough for our kids to share comfortably and there is lots of storage and space to play. The thing we like most though is the garden and the back lane, which has been a joy and the one minute walk to a great school."











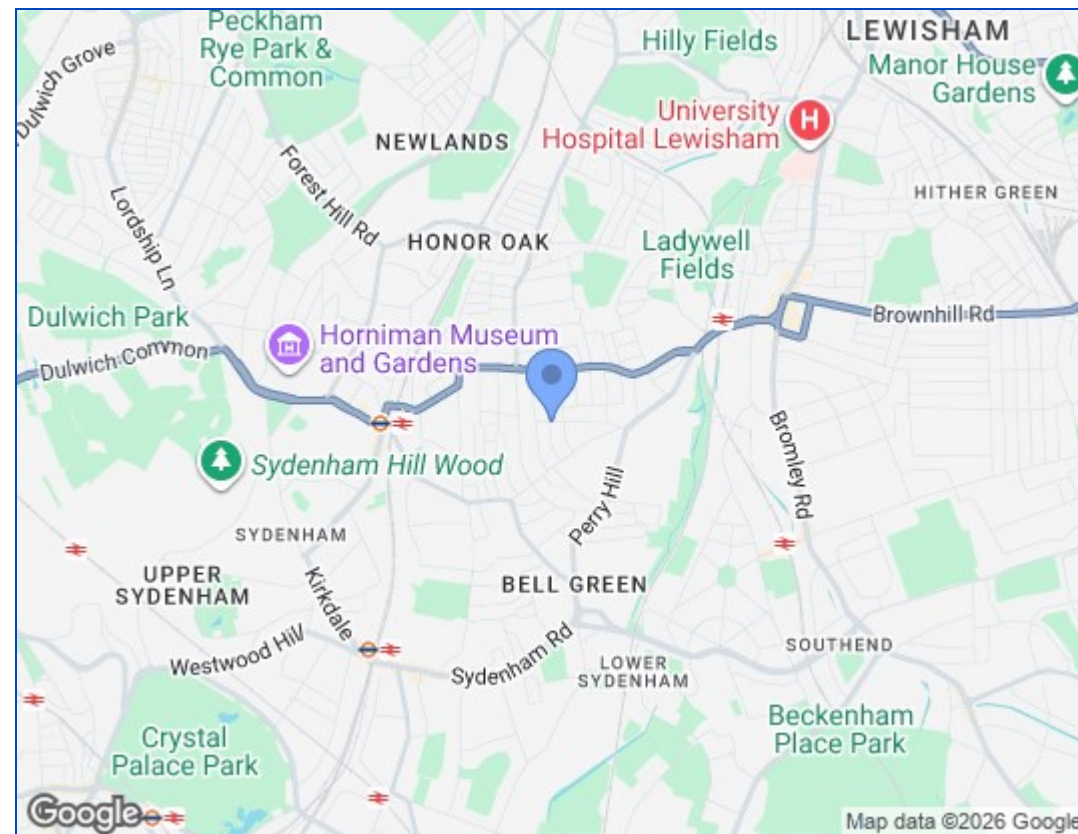
#### APPROX. GROSS INTERNAL FLOOR AREA 753 SQ FT / 70 SQM

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

Elsinore

date 19/12/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	71	79
(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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