



Grace Path, London

Asking Price £550,000



propertyworld

Property Summary

Propertyworld is proud to offer this stunning two double bedroom CHAIN FREE house, with a SOUTH FACING garden and PARKING to the sales market. Located in a small terrace of similar houses, literally a stones throw from Sydenham Road & mainline station (Overground, London Bridge & Victoria), the house is ideally positioned for all local amenities, shops, cafes and restaurants. The house has been lovingly renovated by the current owner to create a modern, stylish interior with clean lines and a high specification finish. Flooded in light throughout and benefiting from a stunning ground floor open plan living space, the house is a fabulous find. Ideal as a first time buy, couples and families, we strongly recommend an internal viewing.

On approaching the house you can immediately sense the attention to detail and programme of works by the stunning charcoal double glazed replacement windows and new front door. Its subtle, but the these changes make those stand out and shine among its neighbours. You enter into a simple but tasteful entrance hall with a neutral and clean vibe, with establishes the feel of the house. The owner has created a gorgeous contemporary living space by opening the kitchen and living room together. The spaces flow seamlessly, but are separate - meaning distinct, spacious rooms that allow any occupant to enjoy the best of modern open plan living. Large double glazed patio doors at one end, flood the room in light and offer views into the landscaped south facing garden, with parking beyond. On the first floor, there are TWO DOUBLE bedrooms - both beautifully presented and with extensive built in storage - one looking to front and the other to rear. Between them is a spacious and luxuriously appointed bathroom which includes a beautiful standalone bath, walk in shower, two piece suite and stunning tiled walls. There is also a PARKNG SPACE behind the garden.

This house must be viewed. Call Propertyworld on 0208 488 0011 to book your appointment.

Property Summary

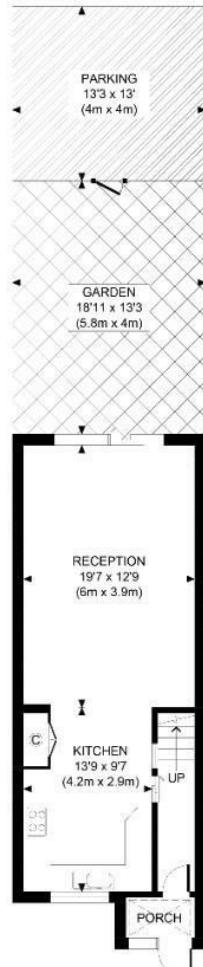
- Two bedroom house
- CHAIN FREE & FREEHOLD
- Stunning interior
- SOUTH FACING garden
- PARKING
- Fabulous location
- Recently renovated
- Flooded in light
- Beautifully balanced location
- EPC rating is D, council tax is C

Our Vendor Loves...

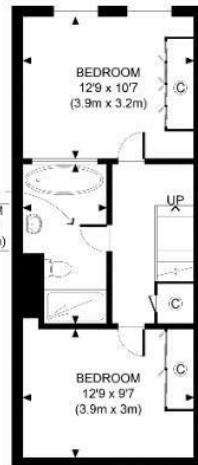
I love how the indoor and outdoor space on the ground floor blend into one, enhancing the sense of light and space. The whole house is light and bright with a streamlined design making it easy to maintain and keep clean. It suits my lifestyle with great transport links to Brixton, Crystal Palace, Dulwich and Central London but when I'm at home the area is quiet and feels safe.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 443 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 420 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 863 SQ FT / 80 SQM

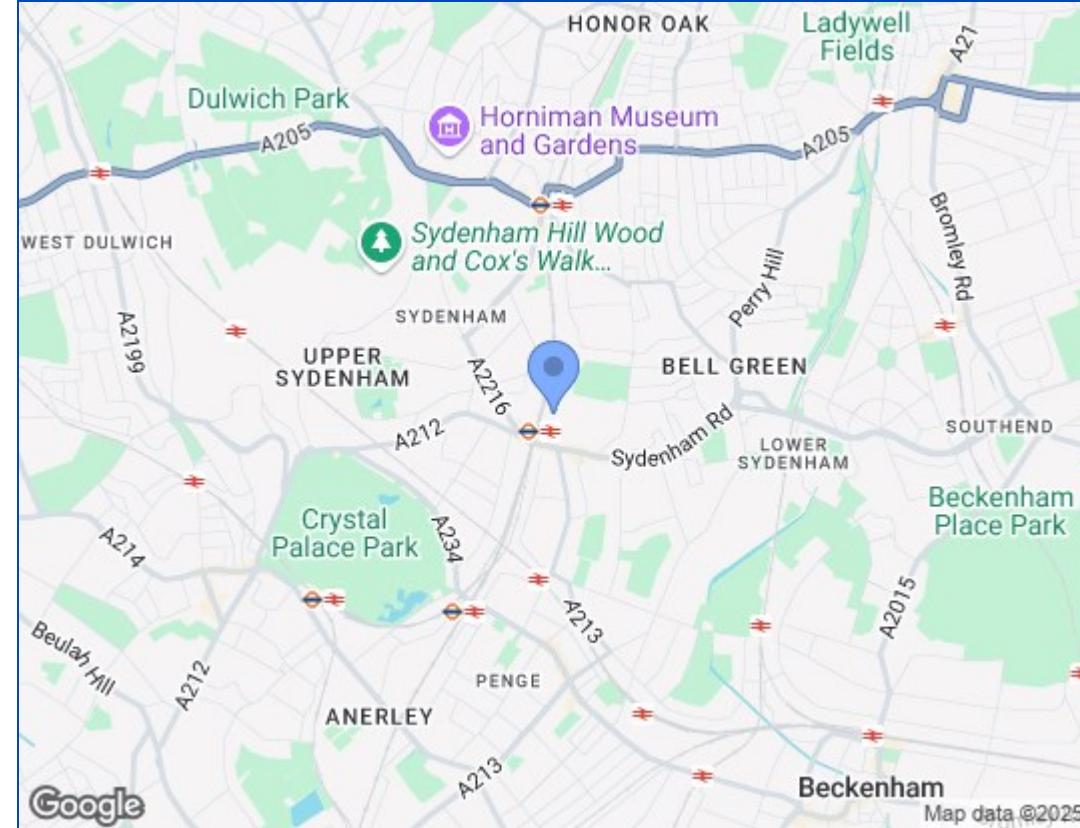
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

grace path

date

20/04/26

photoplans



Google

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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Sydenham Sales

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