



**Silverdale, London**

Guide Price £325,000





## Property Summary

GUIDE PRICE £325,000 - £350,000

Property World is proud to bring this sensational CHAIN FREE, "New York" style Warehouse Apartment to the sales market. The property is spacious, flooded in light and has striking exposed steel beams and brick walls. It also benefits from its own OFF STREET CAR PARKING SPACE. Fabulous ideal first time buy, a very rare opportunity and something special for discerning buyers. Contemporary living at its finest. Details include: you enter into a large and well appointed entrance hall with a high quality laminate floor and freshly painted walls. The main living space is stunning and with a double aspect, its flooded in light. There is an open plan kitchen with an extensive range of high gloss white units, laminate worktop and integrated spotlights plus a very large living area with exposed brick and a super modern feel. The bedroom is a generous size and the bathroom includes a three piece suite, shower over bath, tiled walls and more. The property further benefits from a large storage / utility cupboard. Silverdale House is a well known, local landmark, just off Sydenham Road and within a one minute walk to Sydenham mainline station and the buzz of Sydenham's High Street, with its array of cafes, restaurants, shops and amenities. This is an amazing apartment and a very rare opportunity.

Call Property World on 0208 488 0011 to view.

\*Subject to to final agreed price

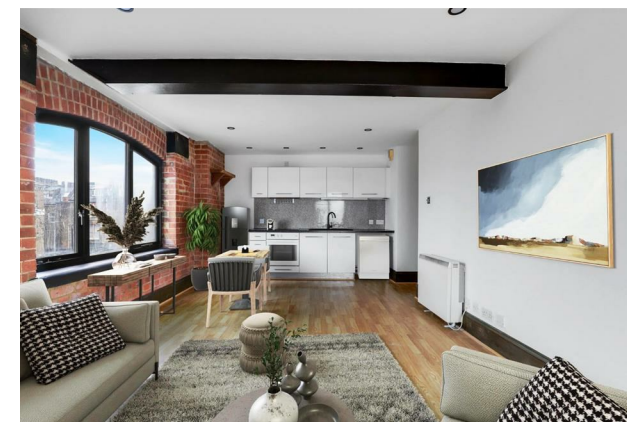
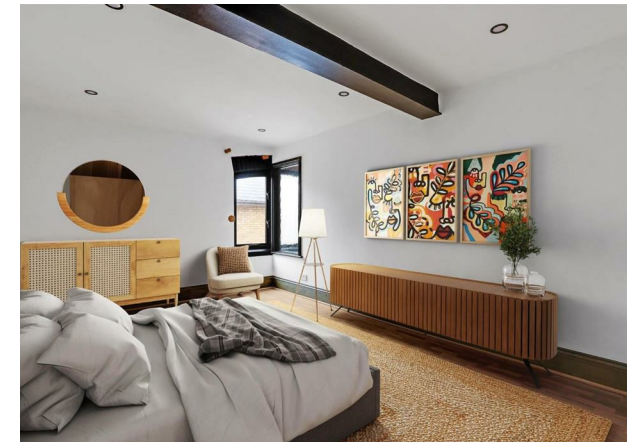
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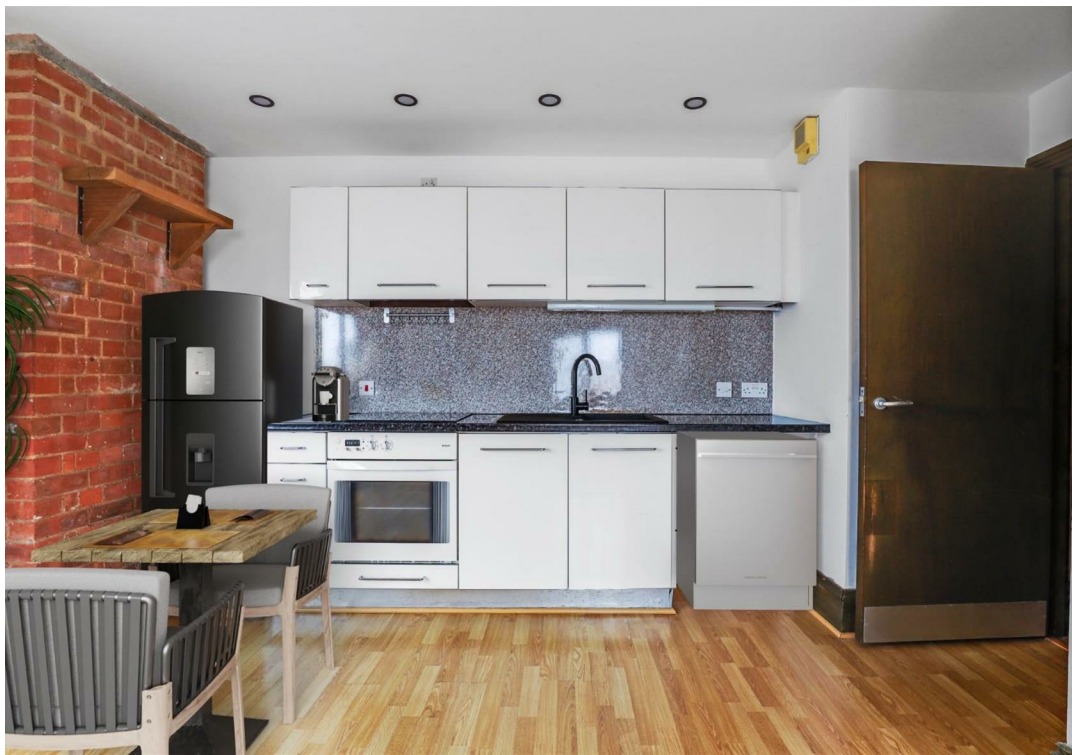
- One bedroom flat
- Warehouse apartment
- CHAIN FREE
- OFF STREET PARKING
- Very spacious
- Fantastic location
- Steel beams & exposed brickwork
- Rare opportunity
- Stunning interior
- EPC rating is D, council tax is B

## Our Vendor Loves...

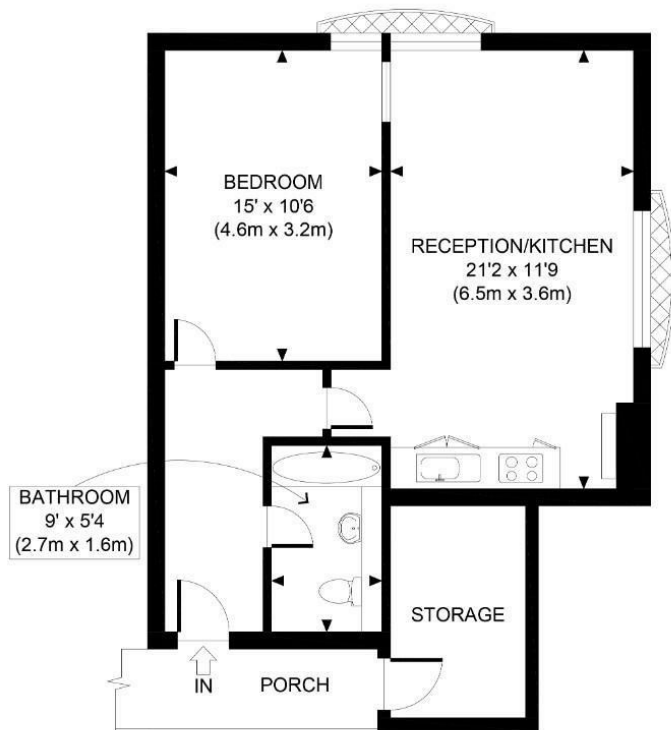
The Warehouse Apartment was a unique find in South East London. I'd looked at other flats, but this really stood out to me, with its exposed brickwork and steel loft beams through the lounge and bedroom. A very different, funky and cool look and something visiting friends would always remark on. The block is managed under a RTM and our management company has the best customer service I've experienced in 23 years of ownership. Having Sydenham Train Station less than a minutes walk, is so convenient, being just at the very rear of the warehouse block itself. Safety was a big thing for me, so a quick hop and a skip home, after a late evening in town and no long walks after disembarking the train, was absolutely essential.











SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 552 SQ FT

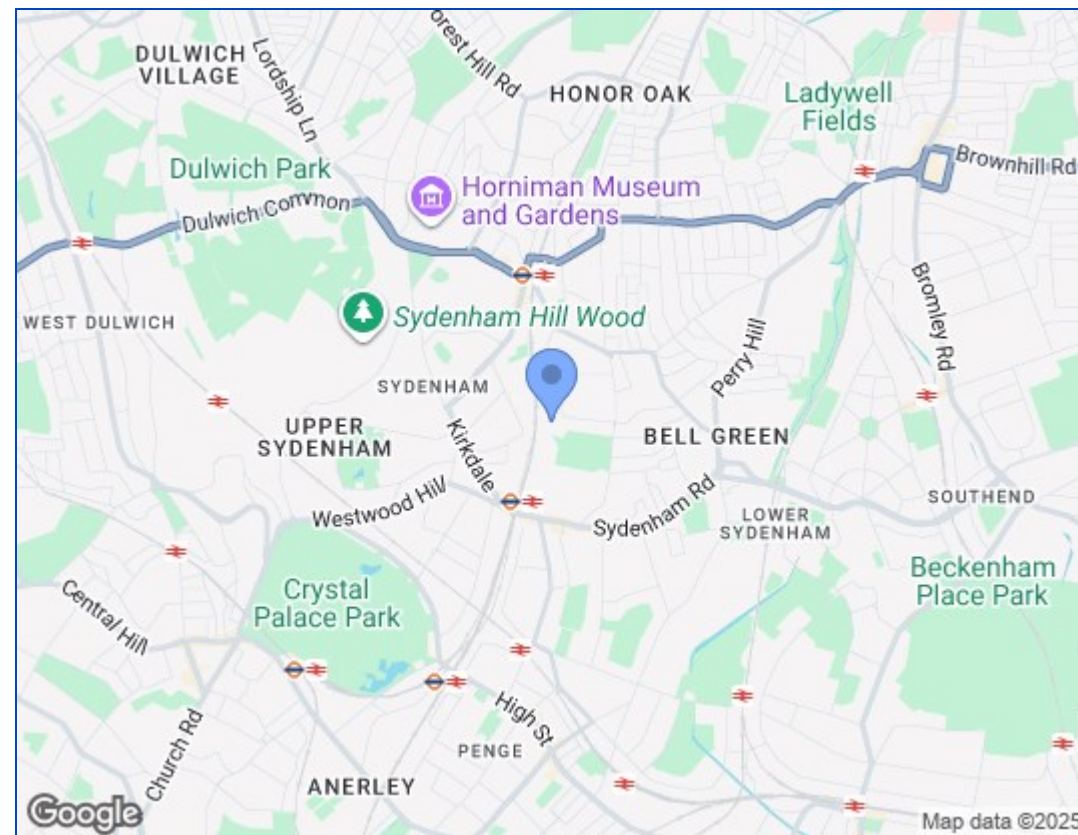
**APPROX. GROSS INTERNAL FLOOR AREA 552 SQ FT / 51 SQM**

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

Silverdale House

date 16/01/25

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	

83

68

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