



**Wells Park Road, London**

Guide Price £350,000



Property Summary

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Propertyworld is proud to act as sole agents on this fabulous CHAIN FREE two bedroom, two bathroom, modern purpose built flat with OFF STREET PARKING. Located close to beautiful Wells Park and minutes from the centre of Kirkdale and Sydenham High St, the flat is perfectly positioned for lots of local amenities, shops, eateries and transport links. Forming part of a recent development and an ideal FIRST TIME BUY, the property is spacious, flooded in light and benefits from beautifully proportioned accommodation throughout. The details are: the centre piece of this gorgeous flat is the beautiful living space which includes a large lounge and separate but open kitchen. Offering the best in contemporary living and ideally suited to modern living, this space is offers a great flow between the two spaces. The lounge is very generous with lots of windows and light, fitted carpet and neutral decor, the kitchen itself is modern with an extensive range of Beech fronted wall and base units, combi gas boiler, granite effect worktop and all appliances. There are two bedrooms - the master is larger - but both are nicely presented, carpeted and have lots of light, the master include a high spec and modern en suite shower room, whilst there is also a larger family bathroom which includes a three piece suite and shower over bath.

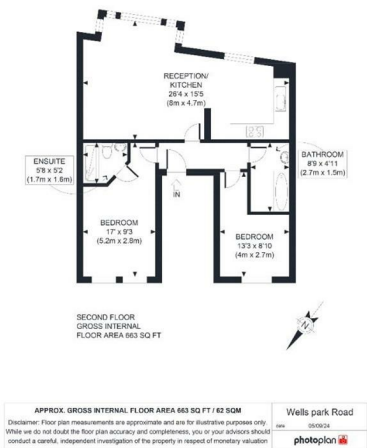
Our Vendor Loves...

We loved how wonderfully bright the flat felt, thanks to the large front windows offering views of the surrounding trees. The spacious living room had plenty of room for a seating area and a dining area. The ensuite bathroom has a large, spacious shower. Being on the top floor gives plenty of privacy.

There is a lot of green space nearby; Wells Park and Crystal Palace Park are both just a short walk away. The latter hosts a fantastic food market on Sundays. There are also several very nice cafés nearby. It is a short walk to Sydenham and Sydenham Hill stations, making it great for commuting.

Property Summary

- Two bedroom
- Modern, purpose built
- Two bathrooms
- Spacious accommodation
- Ideal first time buy
- Excellent location
- Off street parking
- Flooded in light
- Must be viewed
- EPC rating is C / Council tax is C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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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