



Newlands Park, Sydenham

Offers in the region of £525,000 2  1 

Property Summary

Propertyworld is proud to offer this simply stunning two bedroom ground floor flat with PRIVATE GARDEN and SHARE OF FREEHOLD to the market. Beautifully presented, with an extension to rear, full width WEST FACING garden, packed with period detail and located on one of Sydenham's most popular roads, this really is a special opportunity and one that stands out from the crowd in our opinion. Newlands Park is a popular road close to Sydenham Road and ideally located for all local shops, amenities, restaurants and is walkable to both SYDENHAM and PENGE EAST mainline stations. The details include: a beautiful lounge to front with wood floors, feature fireplace, bay window and bespoke plantation blinds, neutral decor, picture rail and ceiling rose, to rear is the extended kitchen / diner with bi-folding doors, wood floors, high spec oak worktop and shaker style deep blue wall and base units, butler sink and tiled walls, there are two bedrooms - both beautifully presented and a gorgeous and recently remodelled bathroom. The private west facing garden is full width (most in this row of properties are half width) and a real gem - lots of sun, an extensive lawn, raised planting beds to the side and a seating area / patio to rear. This property is STUNNING. RARE. And deserves your attention. Call Propertyworld on 0208 488 0011 to avoid disappointment.

Penge
020 8659 1005
www.propertyworlduk.net

Key Features

- Two bedroom flat
- Ground floor
- Private garden
- Period property
- SHARE OF FREEHOLD
- Gorgeous interior
- Extended kitchen
- Fabulous location
- Stunning finish
- Spacious accommodation
- Rare property
- Must be viewed



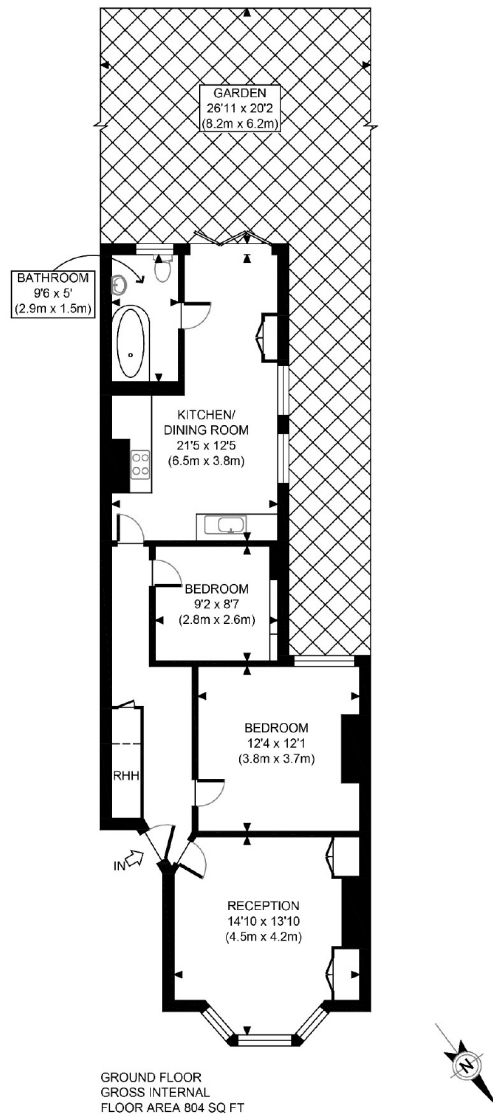
Our Vendor loves...

Our Vendor Loves...

"We have loved living here as our first home. The spacious kitchen leading out into the garden has become the real hub of the house. In the summer the door is open all day as the sun streams into the house. We wanted a sunny garden when we were buying and this garden certainly has that. There are many parks to choose from within walking distance and you are close to Sydenham and Penge East stations".







APPROX. GROSS INTERNAL FLOOR AREA 804 SQ FT / 75 SQM	Newlands park
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 16/03/21
	photoplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		199
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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