



351 - 355, Sydenham

Offers in excess of £425,000

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## Property Summary

A stunning CHAIN FREE two bedroom second floor apartment with GATED ALLOCATED PARKING offered to the sales market by Propertyworld. This gorgeous flat was built only THREE years ago and as such is very modern with a high specification finish throughout. Beautifully presented with generous room sizes, lots of natural light and nicely proportioned accommodation, this is a super property in our opinion which requires your serious attention. The details include: the centrepiece of the flat is a beautiful open plan kitchen / lounge with a large dining space - wood floors, integrated spotlights, stunning high gloss base and wall units, integrated appliances, large patio doors which flood the room in light, neutrally decorated walls and a feature wall, there are two GENUINE DOUBLE bedrooms plus a super smart family bathroom with three piece suite and shower over bath, tiled walls, tiled floor and towel rail, there is lots of storage and to rear an ALLOCATED OFF STREET PARKING space. Offered with a LONG LEASE (120 + years) and much else, we strongly recommend an internal viewing. Please call Propertyworld on 0208 488 0011 to book your appointment.

## Key Features

- Two bedroom flat
- Modern purpose built
- CHAIN FREE
- Stunning interior
- ALLOCATED PARKING
- Three years old
- High spec finish throughout
- Excellent location
- Two DOUBLE bedrooms
- Long lease (120+ years)
- Video entry phone
- Must be viewed

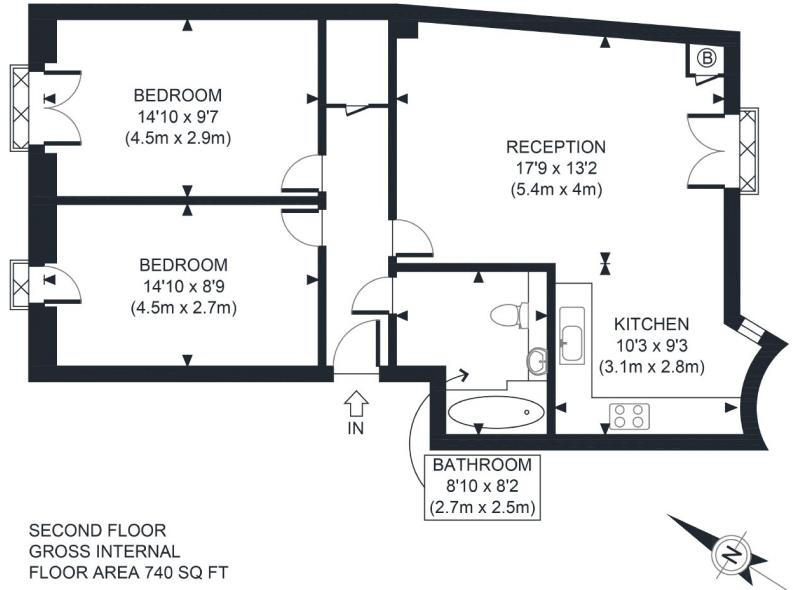
## Our Vendor loves...

Our Vendor Loves.....

"Easy access to Mayow, Beckenham Place and Crystal Palace parks - which have great coffee shops and weekly markets! It's a 25 minute commute to The City and 30 minutes to West London. We have off road parking and 2 'proper' sized double bedrooms, as well as friendly and helpful neighbours in the block"







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100)	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	

APPROX. GROSS INTERNAL FLOOR AREA 740 SQ FT / 69 SQM	Sydenham Road SE26
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 09/04/21

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