



Mayow Road, Sydenham

Offers in excess of £350,000

2  1 

Property Summary

Propertyworld is proud to present this stunning, two bedroom, garden flat in the Thorpes conservation area on Mayow Road, Sydenham. The property is a purpose built, Edwardian maisonette which occupies the entire first floor of a handsome semi-detached red brick property. The maisonette has been lovingly upgraded by the current owners with great thought, attention to detail and specification and the results are truly impressive. Bright and airy with an abundance of natural light it has a modern, contemporary feel. Stand out features include a stunning engineered oak flooring throughout most of the maisonette, a high end sleek handleless white kitchen and a modern bathroom with ceramic tiled flooring and underfloor heating, all of which were added in the last two years. The property benefits from a pretty private front garden which is approximately 25ft x 20 ft and boasts a well maintained lawn with shrub border and a storage unit for bikes.

You enter the property on the ground floor, with its own front door, up a staircase to the accommodation on the first floor. The reception room to the front is a fabulous space, at almost 18ft in length to the wide bay window, there is ample room for a dining room table and chairs as well as the space to relax. There are two bedrooms, a spacious main double which benefits from a bay window and alcoves enhancing the sense of space and a large single. The property also benefits from access to a large loft for storage, double glazing throughout and a new combi boiler that comes with a 10 year guarantee.

Location wise it is hard to beat, with Sydenham and Penge East train stations all within a short walk. Sydenham high street with its wide choice of restaurants, cafés, gastropubs and independent shops is a stone's throw away. So too is the award winning Mayow Park with it's a café, tennis courts, outside gym and children's playground. This is a delightful property that simply must be viewed.

Sydenham
020 8488 0011
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Key Features

- Two bedroom maisonette
- Edwardian purpose built
- Thorpes conservation area
- First Floor
- Private garden
- Completely refurbished
- Stunning condition
- Oak flooring
- New sleek kitchen
- Bathroom with underfloor heat
- Spacious loft
- Close to several stations

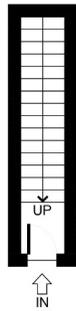
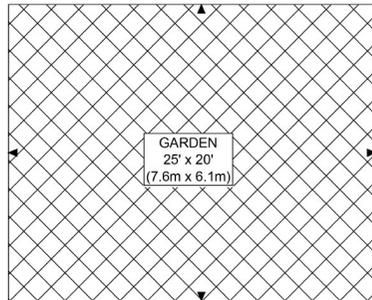
Our Vendor loves...

Our Vendor Loves...

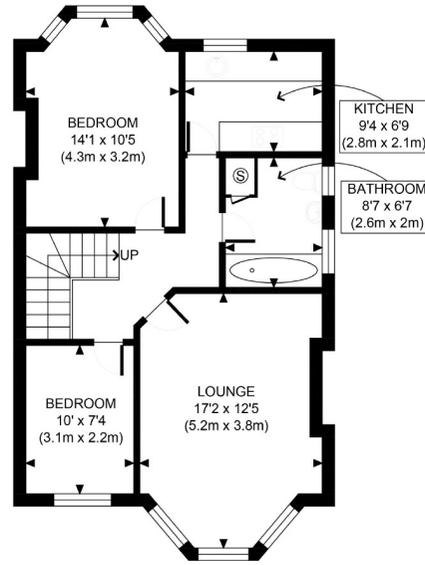
"We love the location of the flat as it's minutes away from Sydenham station (zone 3) connecting us to London Bridge and Shoreditch and walking distance to Penge East connecting us to London Victoria and Brixton as well as being on the 75 bus route giving us access to East Croydon, Catford and Lewisham and the 197 bus route to Peckham. The flat is moments away from award winning Mayow Park which has a cafe, outdoor gym, tennis courts and a playground. The flat is situated within a semi-detached red brick Edwardian building on Mayow Road in the desirable Sydenham Thorpes conservation area with gardens to the front and the back which means we aren't overlooked. The large bay windows and east-west orientation of the flat allow so much light to pour in at all times of the day. The flat has been recently refurbished and the works include: a new combi-boiler with a 10 year warranty, a newly fitted kitchen, new ceramic tiling and underfloor heating in the bathroom, new engineered oak flooring in the kitchen and living areas, new wool carpets in the bedrooms and new lighting throughout. The property benefits from a large loft space for storage and a large front garden with a lawn and planting and outdoor storage for bikes."







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 48 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 632 SQ FT

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

APPROX. GROSS INTERNAL FLOOR AREA 680 SQ FT / 63 SQM	Mayow 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 29/10/20
	photoplan

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 company's employment has the authority to make or give any representation or warranty in respect of the property.