

The logo for Stanford Estates, featuring the word 'STANFORD' in a white, sans-serif font. The letter 'O' is replaced by a circular icon containing a stylized building with three vertical bars of increasing height.

— ESTATES —

[www.stanfordestates.london](http://www.stanfordestates.london)

A modern kitchen with white cabinetry, a white countertop, and a white island with three wooden stools. The kitchen features a sink, a kettle, and a Bosch oven. A window on the left shows a view of a brick building. A white baby gate is visible in the foreground.

2 bedroom

£525,000

Exeter Place, Sydenham

# Read all about it...

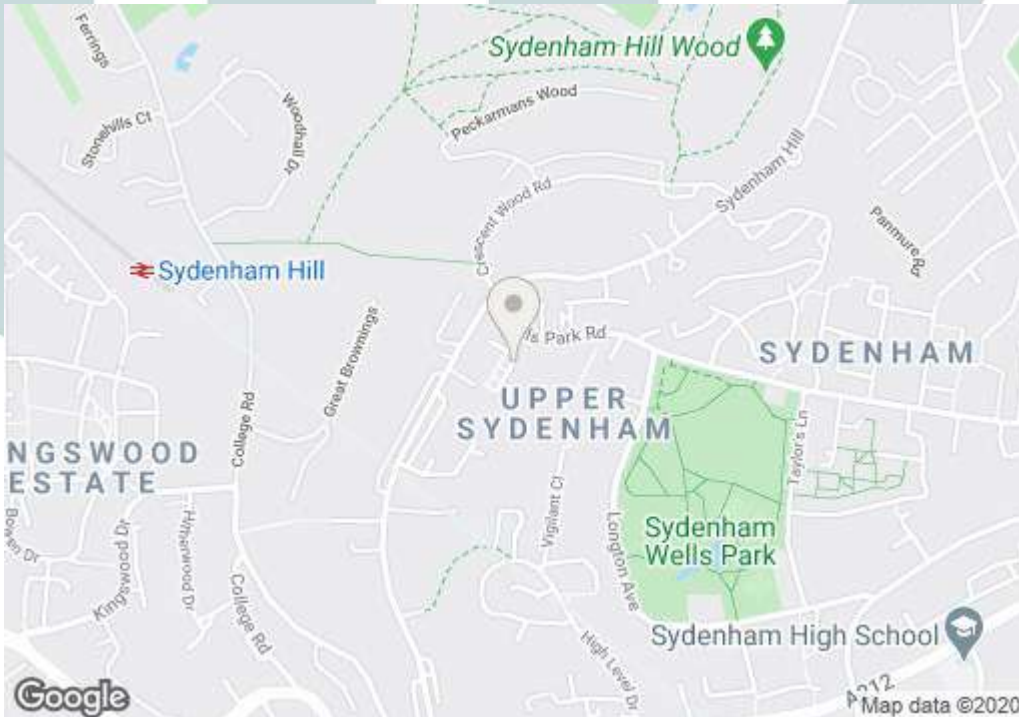
At the top of Wells Park Road sits this impressive development of luxury flats and townhouses. The convenient location offers residents the benefit of just a short-walk to Sydenham Hill Station for the regular connections to and from Central London & The City. Internally, the property is presented in neutral tones throughout and features an open plan kitchen/living space. The dual aspect windows flood the space with natural light and help to enhance the feeling of space and double doors lead out to the private balcony. The modern kitchen features integrated appliances, illuminated under unit lighting and a breakfast bar. Additionally, the property comprises; 2 double bedrooms (one master with en-suite shower room,) a family bathroom and multiple built-in storage cupboards.

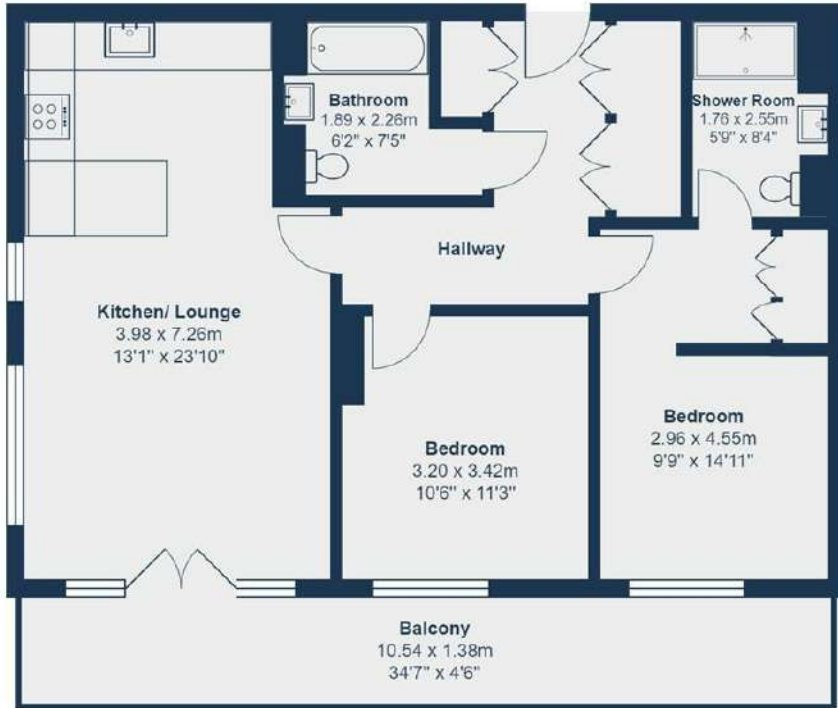
Having been completed in 2018 the property further benefits from a long lease, NHBC guarantee and there is the additional bonus of no-onward chain.

Approx Internal Area: 817.00 sq ft

- Long lease
- Over 800sqft
- Landscaped communal gardens
- No-onward chain
- Private balcony
- 0.5mi to Sydenham Hill Station

To arrange a viewing please call us on: **020 8699 6778**





Total Area: 75.9 m<sup>2</sup> ... 817 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

## FIRST FLOOR

### Hallway

### Kitchen/Diner/Lounge

23'9" x 13'0"

Kitchen: Matching wall and base units, quartz worktops, tiled splashback, breakfast bar, under-mounted sink with mixer tap, built-in oven, microwave, electric hob with extractor hood, integrated dishwasher and fridge freezer, inset spotlights, wood flooring.

Lounge: 2x windows to side, radiator, inset spotlights, wood flooring, double door to the balcony.

### Bedroom

11'2" x 10'5"

Double glazed window, radiator, inset spotlights, wood flooring.

### Bedroom

14'11" x 9'8"

Double glazed window, radiator, fitted wardrobe, inset spotlights, wood flooring.

### Shower Room

8'4" x 5'9"

Three-piece suite comprising shower cubicle, vanity unit hand wash basin, and WC, tiled splashback, heated towel rail, wall mirror cabinet, inset spotlights, wood flooring.

### Bathroom

7'4" x 6'2"

Three-piece suite comprising panel enclosed bath with shower screen, vanity unit hand wash basin, and WC, tiled splashback, heated towel rail, wall mirror cabinet, inset spotlights, wood flooring.

### Balcony

34'6" x 4'6"

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# STANFORD

ESTATES

[www.stanfordestates.london](http://www.stanfordestates.london)

Viewer notes...



The details contained within these particulars are made available for information only. Whilst Robert Stanford Estates Limited makes every effort to ensure that information is accurate, complete and up to date, we make no representations or warranties of any kind, express or implied, about the information and as such we cannot be held responsible for omissions, errors or inaccuracies, nor for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content. Robert Stanford Estates Limited has made every effort to ensure that measurements, details and floorplans within our particulars are accurate. However, they are only an approximate general guide and the property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract. You should not regard, or take anything, within these particulars as being financial advice.

This disclaimer is governed by and to be construed in accordance with the laws of England and Wales. Any reliance you place on information within these particulars is therefore strictly at your own risk.