

Stanfords
— sales & lettings —



£475,000
2 bedroom flat

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.

Tenure: Leasehold (245 years remaining on lease) | **Service Charge:** £1800-2000pa | **Ground Rent:** £0 | **Council Tax:** Lewisham Band C

FIRST FLOOR

Hallway

Kitchen/Diner/Lounge

13' 1" x 23' 10" (3.99m x 7.26m) 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

10' 6" x 11' 3" (3.20m x 3.43m) Double glazed window, radiator, inset spotlights, wood flooring.

Bedroom

9' 9" x 14' 11" (2.97m x 4.55m) Double glazed window, radiator, fitted wardrobe, inset spotlights, wood flooring.

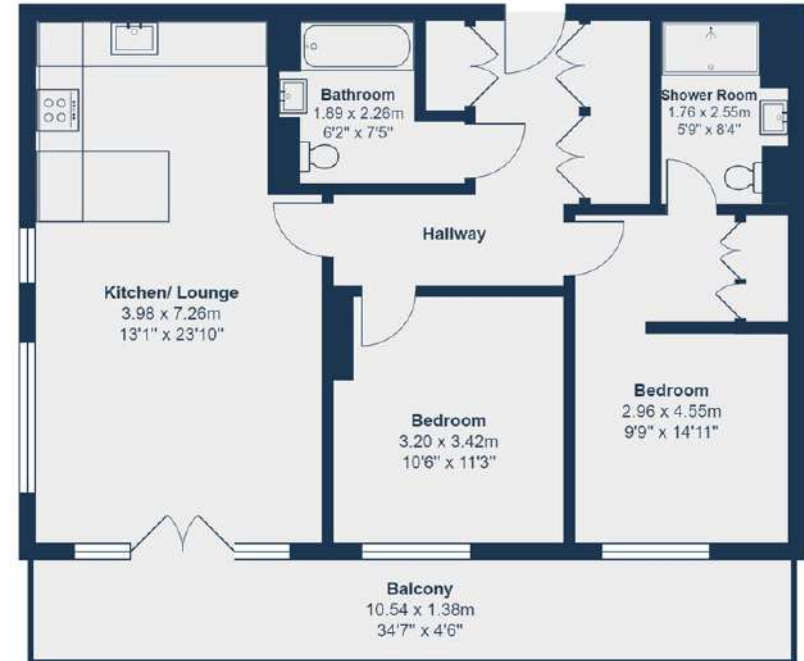
Shower Room

5' 9" x 8' 4" (1.75m x 2.54m) 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

6' 2" x 7' 5" (1.88m x 2.26m) 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



Total Area: 75.9 m² ... 817 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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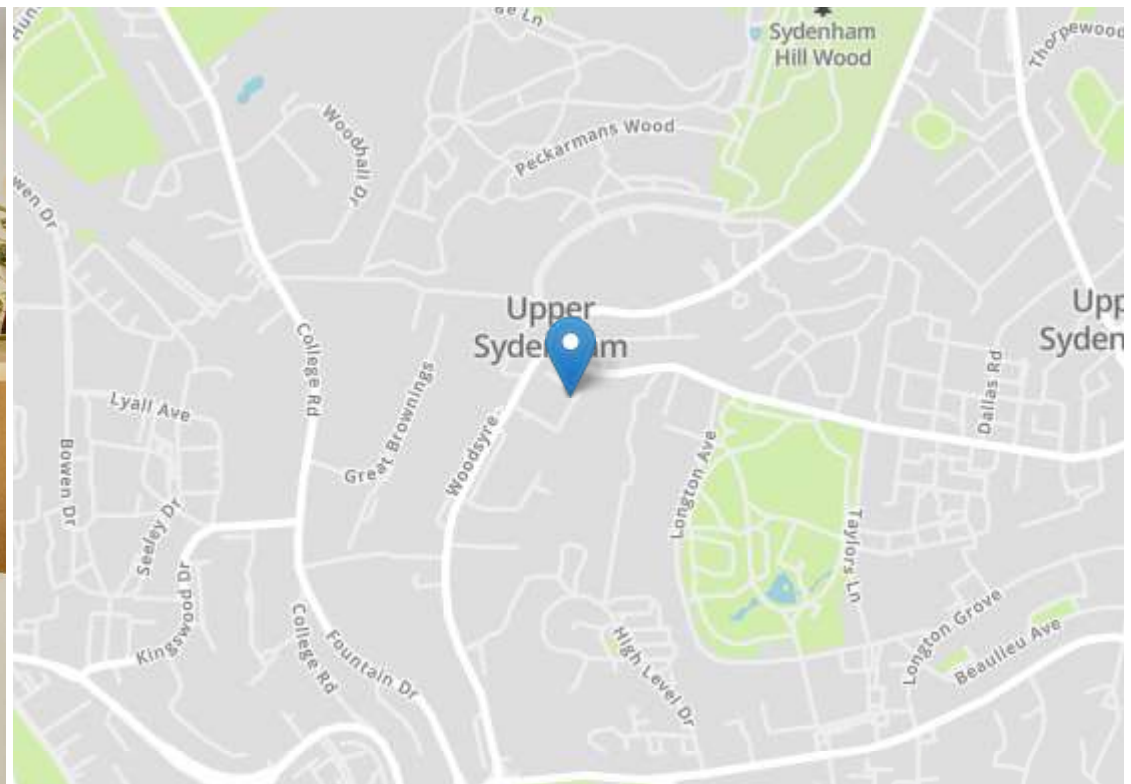


PRIVATE BALCONY
NO-ONWARD CHAIN
LANDSCAPED COMMUNAL
GARDENS



0.5MI TO SYDENHAM HILL STATION
OVER 800SQFT
LONG LEASE





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