

Stanfords
— sales & lettings —



£300,000 Share of Freehold
2 bedroom flat

Wells Park Road
Sydenham

Read all about it...

Offered to the market with no onward chain, this split-level flat presents an exciting opportunity for buyers eager to put their own stamp on their next home.

Ideally situated just 0.5 miles from Sydenham Station, this property provides frequent National Rail and London Overground services into Central London and beyond. The local area offers a diverse array of shops, supermarkets, and exciting places to eat and drink, all within walking distance. The beautiful open spaces of Sydenham Wells Park are also just a short stroll away, perfect for enjoying warmer days.

In need of renovation throughout, this property offers a spacious lounge and kitchen on the first floor, along with a small room perfect for a home office. Upstairs, the second floor houses two well-proportioned bedrooms, a bathroom, and ample built-in storage on the landing.

Tenure: Share of Freehold (997 years remaining on lease) | **Service Charge & Ground Rent:** None | **Council Tax:** Lewisham band C

FIRST FLOOR

Living Room

13' 2" x 12' 2" (4.01m x 3.71m)

Double-glazed windows, pendant ceiling lights, radiator, fitted carpet.

Kitchen

12' 3" x 9' 9" (3.73m x 2.97m)

Double-glazed windows, pendant ceiling light, fitted kitchen units, sink with mixer tap, oven, grill and electric hob, boiler, radiator, vinyl flooring.

Bedroom

7' 9" x 6' 6" (2.36m x 1.98m)

Double-glazed windows, pendant ceiling light, storage cupboard, radiator, fitted carpet.

SECOND FLOOR

Bedroom

15' 0" x 10' 3" (4.57m x 3.12m)

Double-glazed windows, pendant ceiling lights, radiator, fitted carpet.

Bedroom

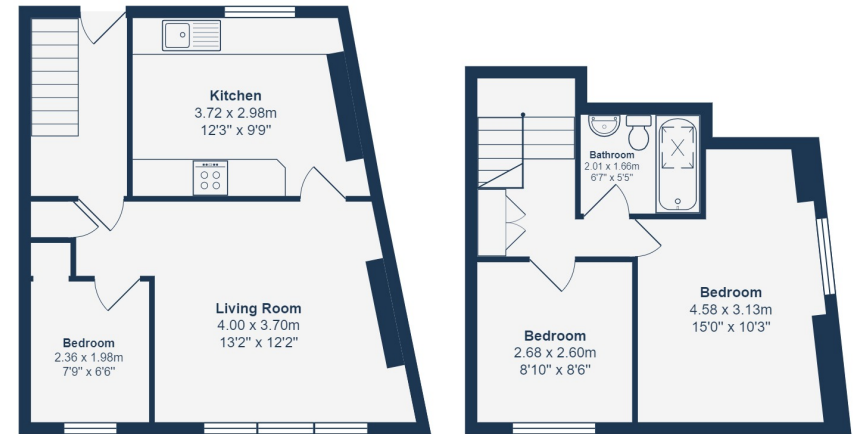
8' 10" x 8' 6" (2.69m x 2.59m)

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

Double-glazed roof window, bathtub with shower and screen, washbasin, WC, tile flooring.



First Floor

Second Floor

Total Area: 69.0 m² ... 743 ft²

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

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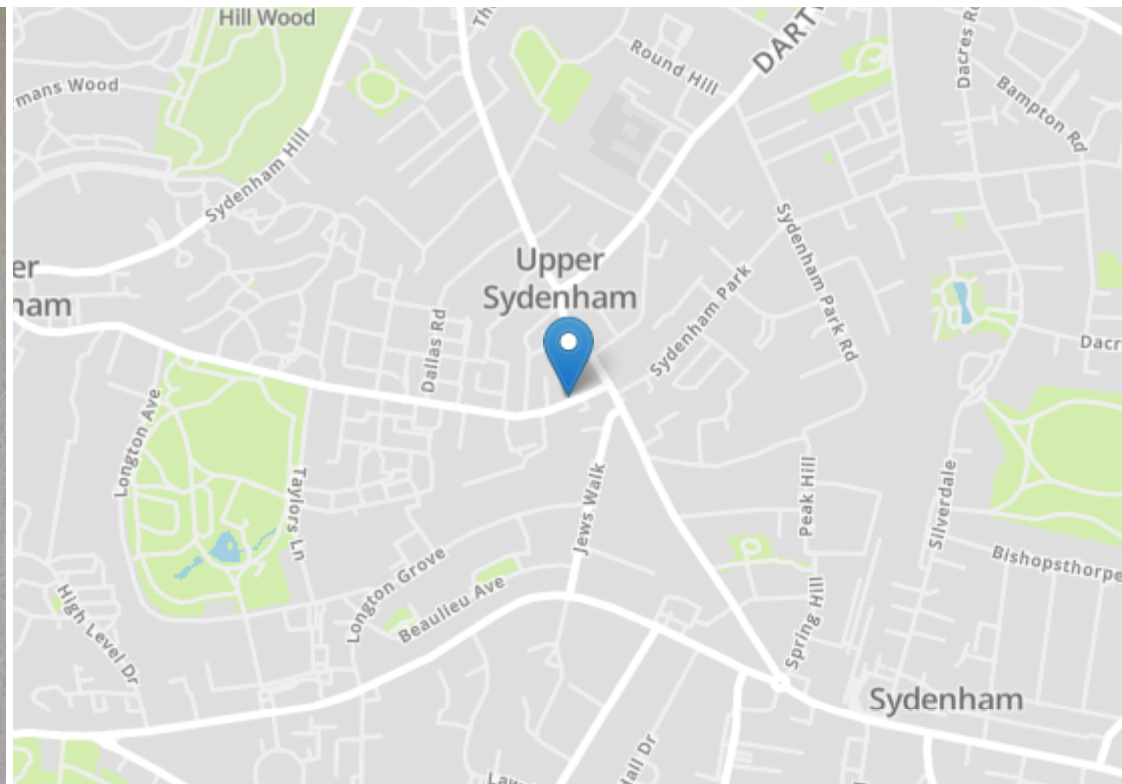
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