



£575,000 Share of Freehold
2 bedroom flat

Kirkdale
Sydenham

Read all about it...

This charming and immaculately presented split-level flat is perfect for buyers seeking a move-in-ready home in a vibrant area with fantastic commuter links.

Situated across the first and second floors of a characterful townhouse conversion, this beautifully presented flat features a spacious lounge with a delightful fireplace and sash windows that overlook the front of the property. The kitchen boasts sleek, contemporary units, integrated appliances, and ample dining space. The current owners have thoughtfully reconfigured the first-floor layout to include a modern bathroom and a bright study area, complete with French doors leading to a private terrace—a perfect spot to soak up the sun. Upstairs, the second floor hosts two generously sized bedrooms, the main bedroom featuring an attractive fireplace. The property also includes a loft, providing ample storage space.

Located on Kirkdale Road, this property is conveniently within a mile of Forest Hill and Sydenham Stations, offering frequent National Rail, London Overground, and bus services to Central London and beyond. A diverse array of shops, supermarkets, and dining options are within walking distance. The area is popular with families, thanks to its excellent nurseries and schools and abundant green spaces, including Sydenham Wells Park. Additionally, the Horniman Museum, with its extensive gardens and popular Sunday market showcasing local and independent producers, is nearby.

Tenure: Share of Freehold (995 years remaining on lease) | **Service Charge & Ground Rent:** None | **Council Tax:** Lewisham band C

**SPLIT LEVEL FLAT
PRIVATE SUN TERRACE
STUDY ROOM**

**MODERN KITCHEN &
BATHROOM
TWO DOUBLE BEDROOMS
GREAT TRANSPORT LINKS**



Like what you see?

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SEEDS

FIRST FLOOR

Living Room

15' 5" x 12' 2" (4.70m x 3.71m)

Double-glazed sash windows, pendant ceiling light, cast iron fireplace, alcove shelving, radiator, fitted carpet.

Kitchen

12' 4" x 9' 10" (3.76m x 3.00m)

Double-glazed sash windows, pendant ceiling light, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, oven and electric hob, plumbing for washing machine, cupboard housing boiler, column radiator, cork flooring.

Study

8' 5" x 6' 5" (2.57m x 1.96m)

French doors to patio, Velux roof window, inset ceiling spotlights, column radiator, cork flooring.

Bathroom

5' 11" x 5' 4" (1.80m x 1.63m)

Velux roof window, ceiling light, bathtub with overhead and handheld showers and screen, washbasin, WC, heated towel rail, tile flooring.

SECOND FLOOR

Bedroom

15' 5" x 12' 2" (4.70m x 3.71m)

Double-glazed sash windows, pendant ceiling light, cast iron fireplace, column radiators, wood flooring.

Bedroom

12' 4" x 9' 10" (3.76m x 3.00m)

Double-glazed sash windows, pendant ceiling light, column radiator, wood flooring.

OUTSIDE

Sun Terrace



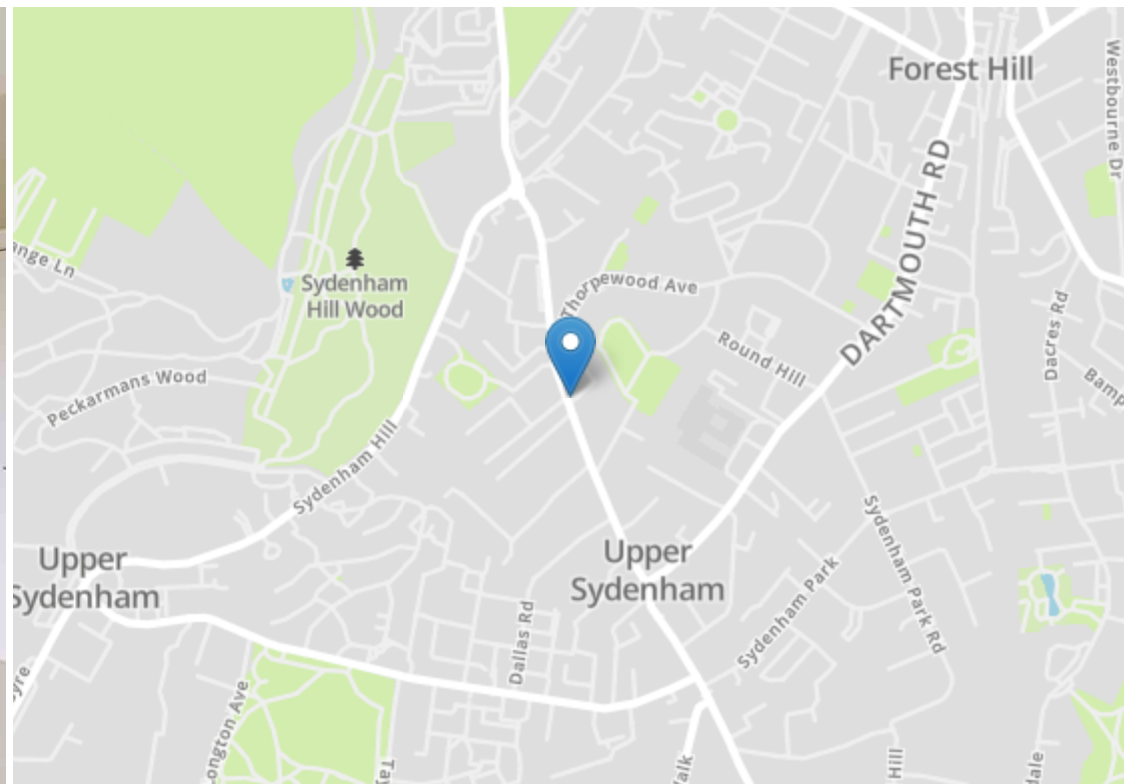
Total Area: 83.9 m² ... 903 ft² (excluding terrace)

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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