



£400,000

2 bedroom flat

Sydenham Park
Sydenham

Read all about it...

Located on the first floor of a purpose-built block is this spacious 2 double bedroom flat. Internally, the property has been well-maintained by the present owners and is neutrally decorated throughout. The flat comprises; a 22' x 10' lounge/diner with ample space for both living and dining furniture, 2 double bedrooms, a traditional bathroom suite, a fitted kitchen with wrap-around worktops, and a fantastic amount of built-in storage. Externally, the property benefits from access to a sprawling communal garden and private parking for the residents.

Trinity Court is a well-run block conveniently located between Forest Hill & Sydenham with the relevant stations both 0.5mi from the property. Sydenham and Forest Hill offer excellent transport connections in and out of Central London & The City, as well as an array of local independent shops, restaurants, and pubs.

FIRST FLOOR

Entrance Hall

5.08m x 1.13m (16' 8" x 3' 8")

Spotlight, laminate flooring.

Lounge/Diner

6.81m x 3.29m (22' 4" x 10' 10")

Pendant lights, double glazed window, radiator, laminate flooring,

Kitchen

3.79m x 2.33m (12' 5" x 7' 8")

Pendant lights, double glazed window, bespoke wall and base units, stone work surfaces, electric oven, gas hob extractor, tiled splashback, integrated fridge/freezer, radiator, tiled flooring.

Bathroom

2.33m x 1.88m (7' 8" x 6' 2")

Spotlight, frosted window, showerhead over bathtub, glass divider, tiled surround, sink, WC, towel rail, tiled flooring.

Storage Room

1.61m x 1.06m (5' 3" x 3' 6")

Storage cupboard.

Bedroom

4.39m x 2.46m (14' 5" x 8' 1")

Pendant light, double glazed window, radiator, laminate flooring.

Storage Room

2.77m x 1.28m (9' 1" x 4' 2")

Storage cupboard.

Bedroom

5.42m x 2.77m (17' 9" x 9' 1")

Pendant light, double glazed window, radiator, laminate flooring.



FIRST FLOOR

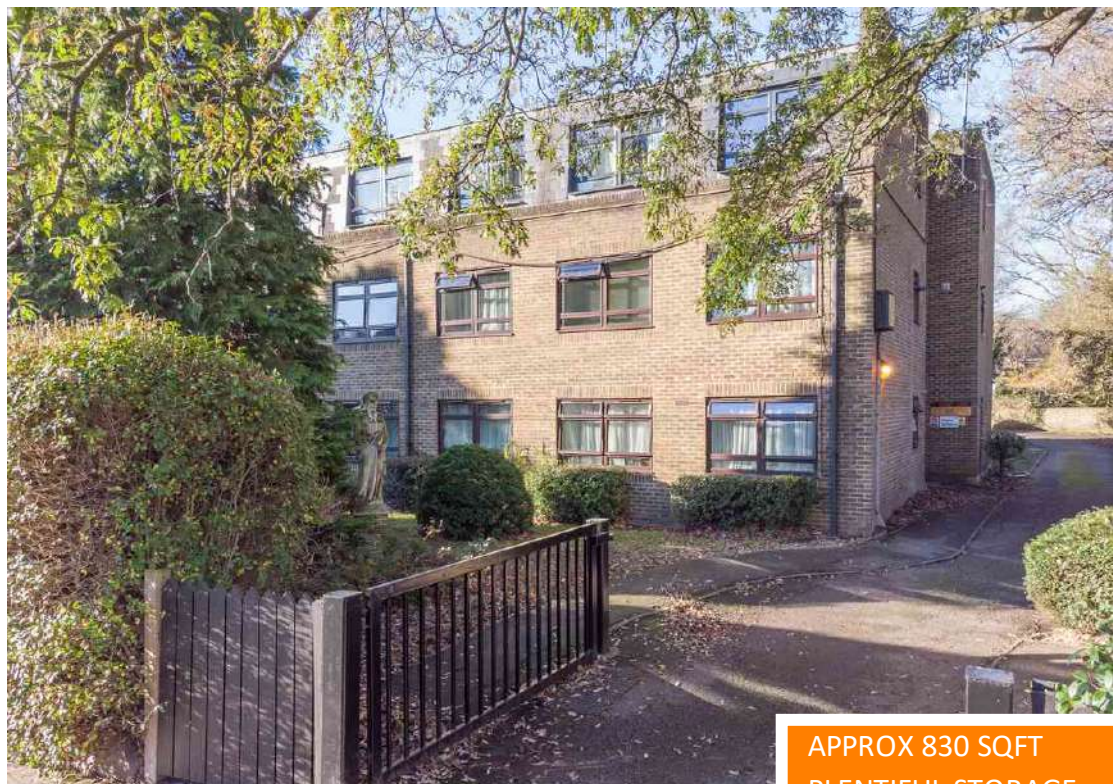
Total Area: 77.3 m² ... 832 ft²

All measurements are approximate and for display purposes only

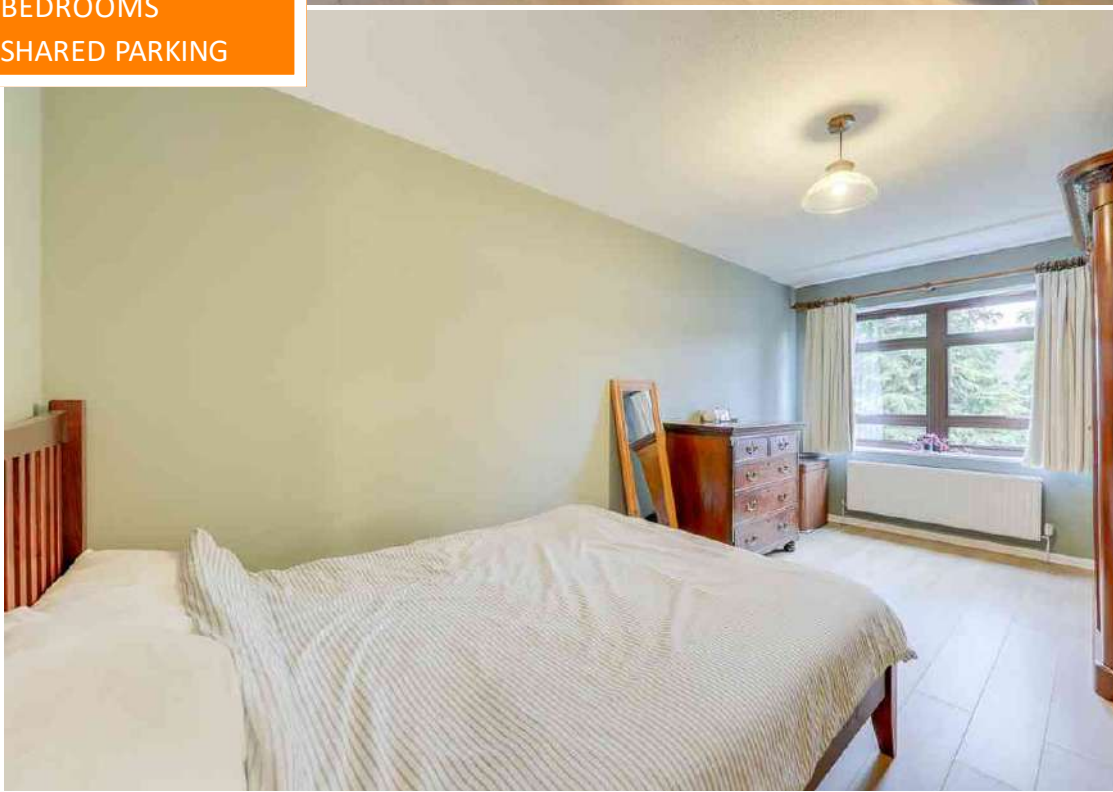
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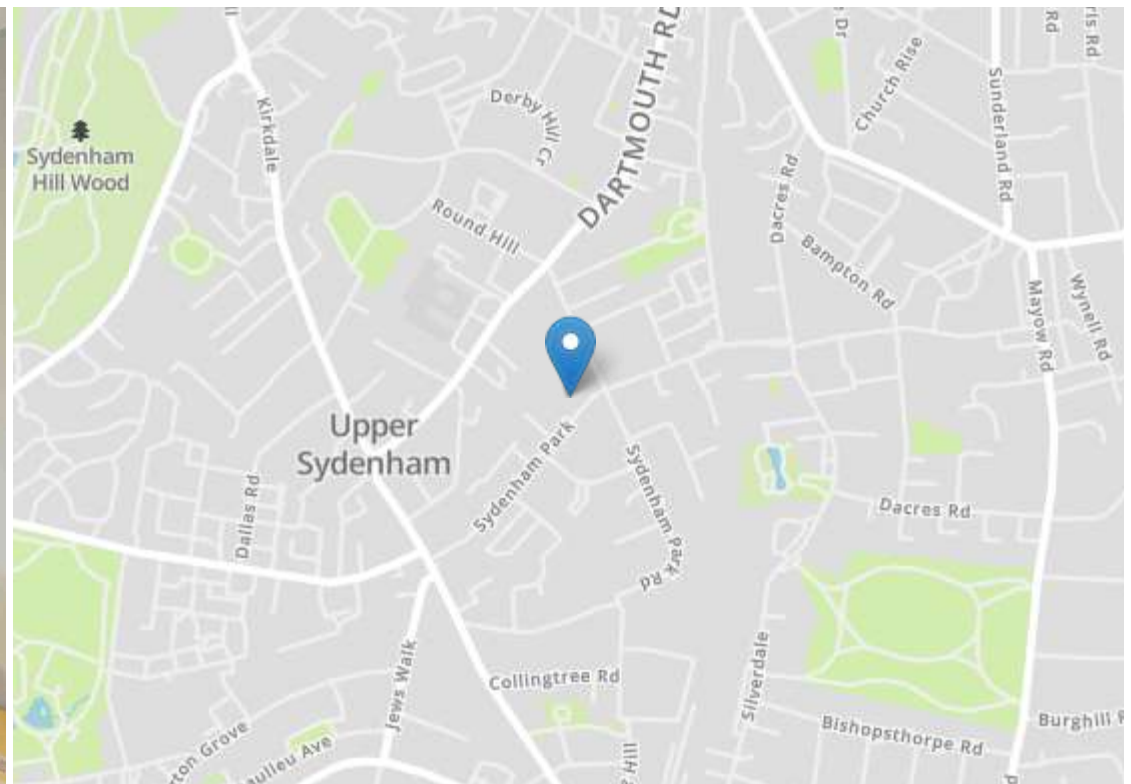
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	83
England, Scotland & Wales		EU Directive 2002/91/EC	



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