

# Stanfords

— sales & lettings —



**£425,000 Leasehold**

2 bedroom flat

Oaksford Avenue

Sydenham

# Read all about it...

Set within an elegant Victorian conversion on Oaksford Avenue, this beautifully presented two-bedroom ground-floor flat blends period charm with contemporary comfort. With a southeast-facing private garden and bright open-plan living, it offers a calm, stylish retreat on the borders of Forest Hill and Sydenham.

At the heart of the home is a light-filled open-plan kitchen and lounge, featuring birch-ply cabinetry, integrated appliances, and space to dine and relax. Two well-proportioned bedrooms provide flexibility for guests, home working, or storage, while a neatly arranged three-piece bathroom completes the layout.

The southeast-facing garden is landscaped for privacy and ease, perfect for morning coffee or summer afternoons outdoors.

Just 0.7 miles from Sydenham & Sydenham Hill Stations and under a mile from Forest Hill Station, the flat also enjoys close proximity to artisan cafés, independent shops, popular schools, and green spaces including Crystal Palace Park and Wells Park.

## GROUND FLOOR

### Entrance Hall

Engineered wood flooring, pendant light, under-stair storage cupboard

### Kitchen/Lounge/Diner

3.86m x 4.33m (12' 8" x 14' 2")

Sash windows, engineered oak floor, pendant light, radiator, open to kitchen area

### Kitchen;

Matching wall & base level units, solid worktop with single-drainer sink and mixer tap, tiled splashback, four-ring gas hob with extractor hood, electric oven, integrated dishwasher and fridge freezer, door leading to the private garden, utility cupboard with plumbing for washing machine.

### Bedroom

3.37m x 4.34m (11' 1" x 14' 3")

Sash windows to front with shutters, fitted carpet, radiator, pendant light fitting, built-in wardrobes.

### Bedroom

3.37m x 3.25m (11' 1" x 10' 8")

Sash window overlooking the rear garden, fitted carpet, radiator, pendant light fitting, shelving to alcoves.

### Bathroom

2.49m x 1.35m (8' 2" x 4' 5")

Window to side, tiled floor, tiled surround, panel-enclosed bath with shower, fixed wash basin, low-level WC, powered extractor fan, heated towel rail.

## OUTSIDE

### Private Rear Garden

South-east facing rear garden with a patio area leading to shingle. Space for seating and dining.



Total Area: 57.9 m<sup>2</sup> ... 623 ft<sup>2</sup>

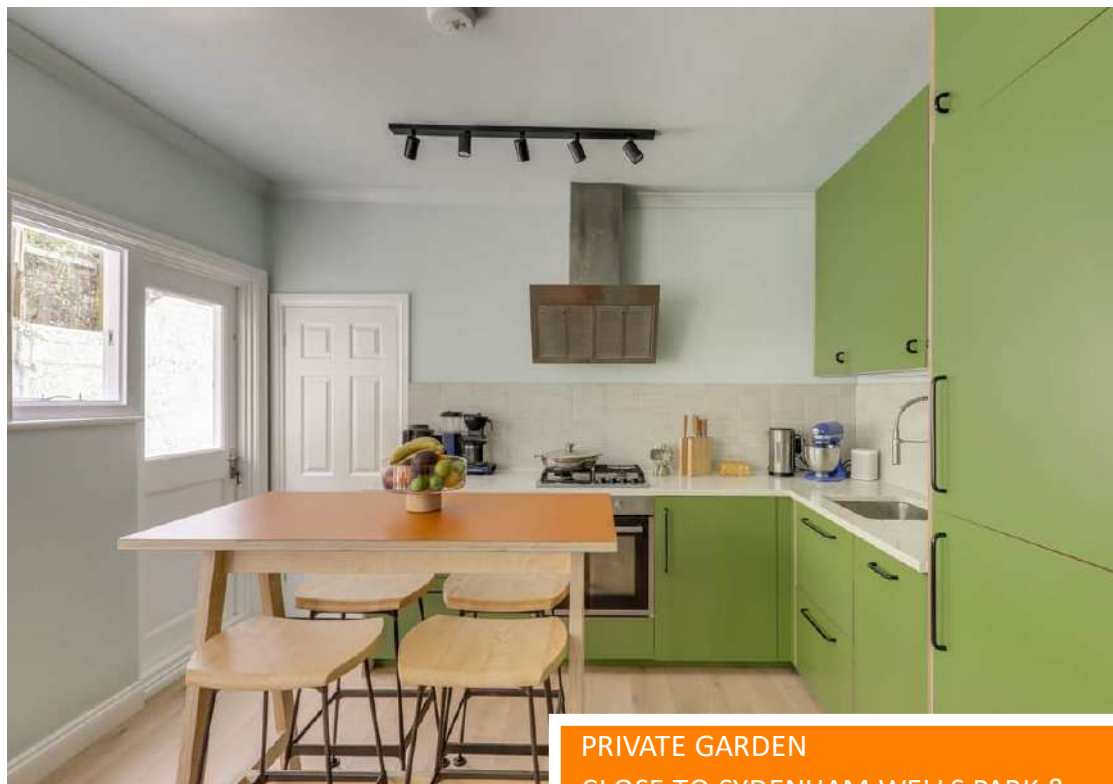
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This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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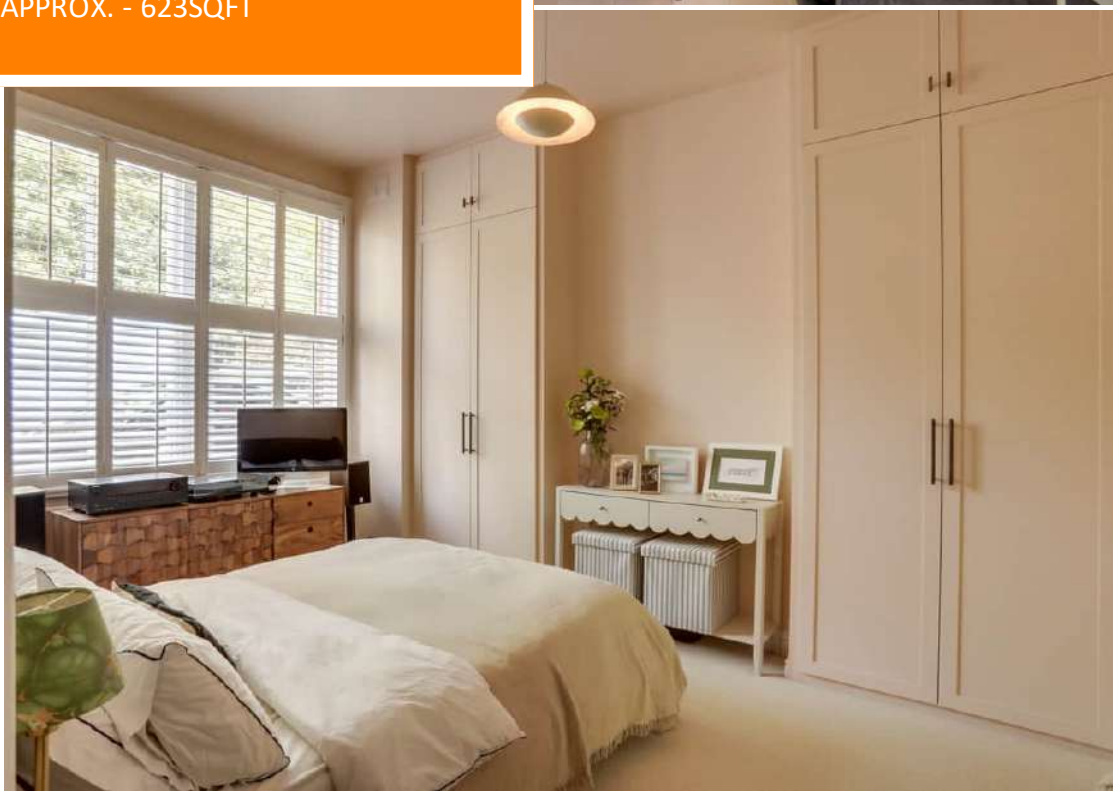
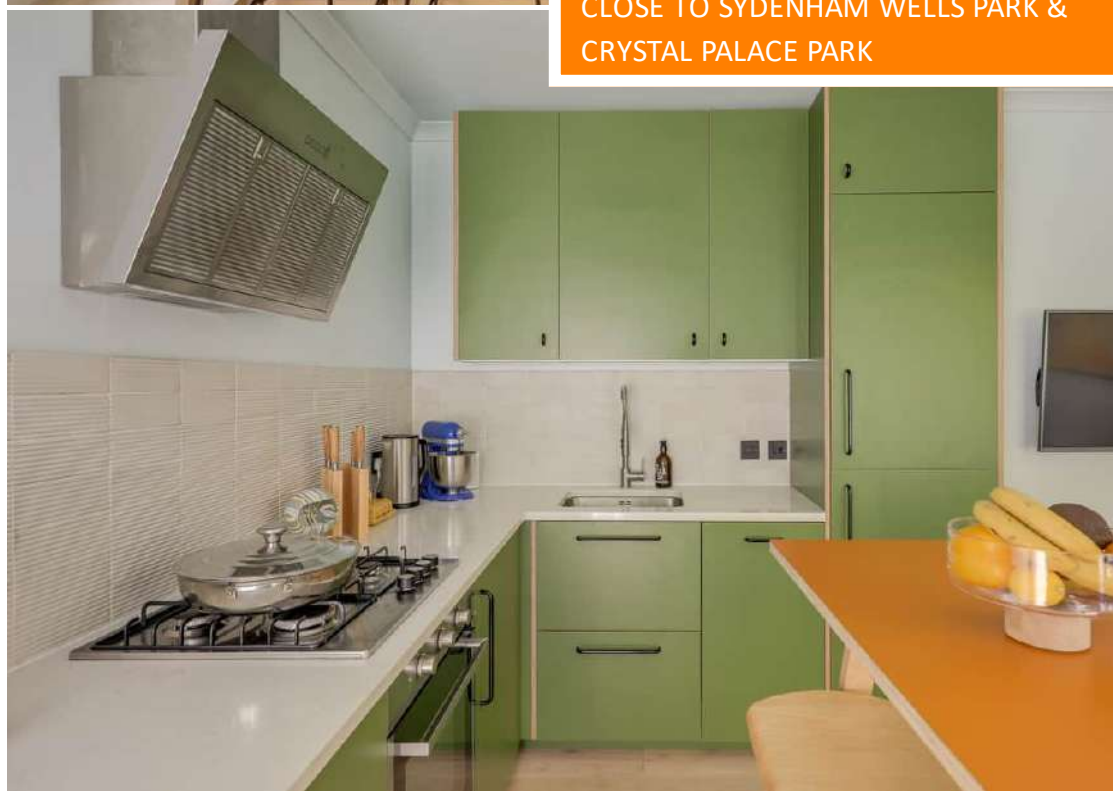
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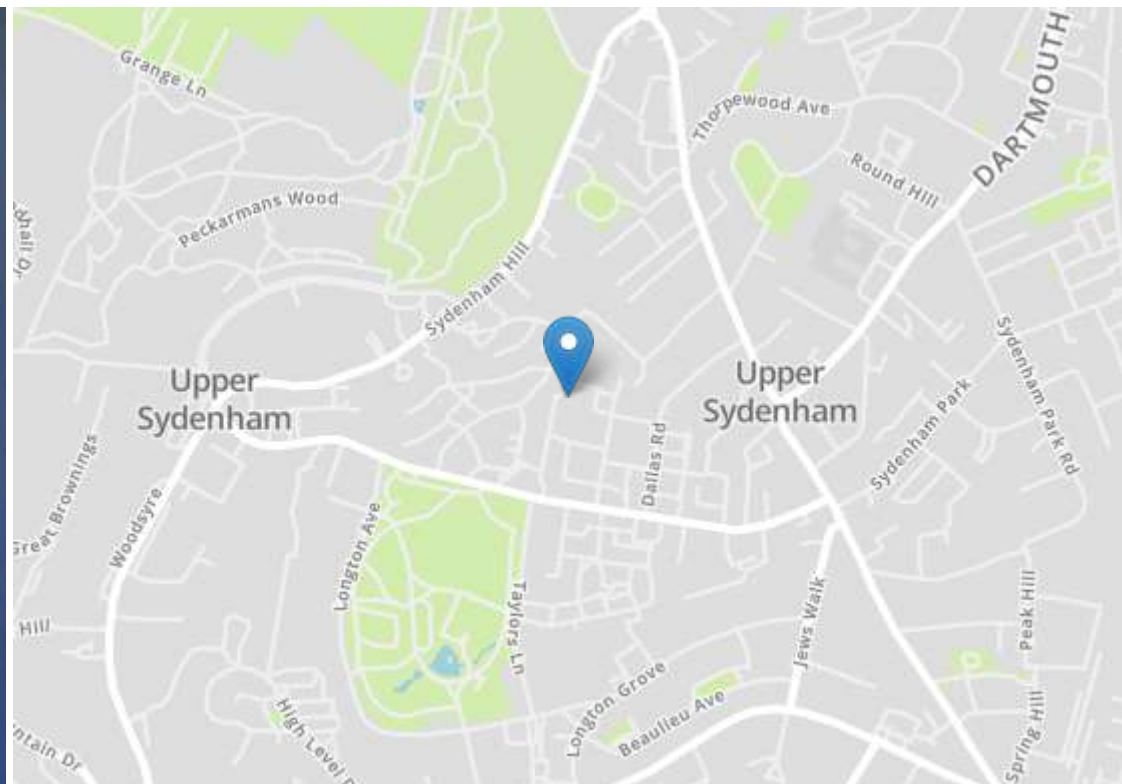




PRIVATE GARDEN  
CLOSE TO SYDENHAM WELLS PARK &  
CRYSTAL PALACE PARK

MODERN KITCHEN  
APPROX. - 623SQFT





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