



Kent House Road, Sydenham

Asking Price £475,000



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Property Summary

A beautifully presented two-bedroom ground-floor period conversion, combining original character with a thoughtful and high-quality contemporary renovation. The property benefits from its own private entrance, front and rear gardens and share of the freehold, creating a wonderful sense of space and independence.

At the heart of the home is a generous open-plan kitchen and living space, designed perfectly for both everyday living and entertaining. Flooded with natural light, the room retains plenty of character while incorporating a stylish contemporary finish, with an original exposed brick fireplace, oak worktops and bi-fold doors opening directly onto the private rear garden.

The kitchen has been carefully designed and is exceptionally well equipped, with a Rangemaster cooker, dishwasher, separate wine fridge, fridge freezer and washer/dryer. The combination of traditional materials and modern finishes gives the space a warm, considered feel.

The bi-fold doors make the garden feel like a natural extension of the living space. Landscaped by the current owners, the garden is a particularly special feature of the property, with a large high spec porcelain garden tile patio, raised timber deck, lawn and side-planting. With it south-easterly facing, it enjoys sunshine from first thing in the morning through into the late afternoon, making it a wonderful space for summer entertaining, barbecues and long evenings with friends, as well as somewhere to simply relax and enjoy the sunshine.

The property has two beautifully presented bedrooms, both bright and peaceful. The principal bedroom features a charming bay window, floor to ceiling built-in triple wardrobe and handmade Venetian shutters, while the second bedroom enjoys lovely views over the garden.

The bathroom is finished to a high standard with modern tiling, a full-size bath with overhead shower and underfloor heating.

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Sydenham Sales

020 8488 0011

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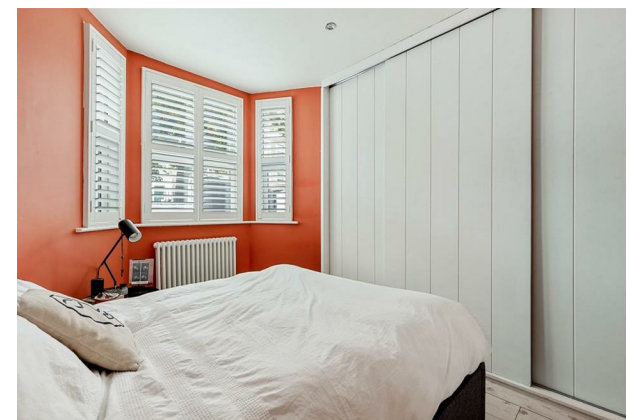
Property Summary

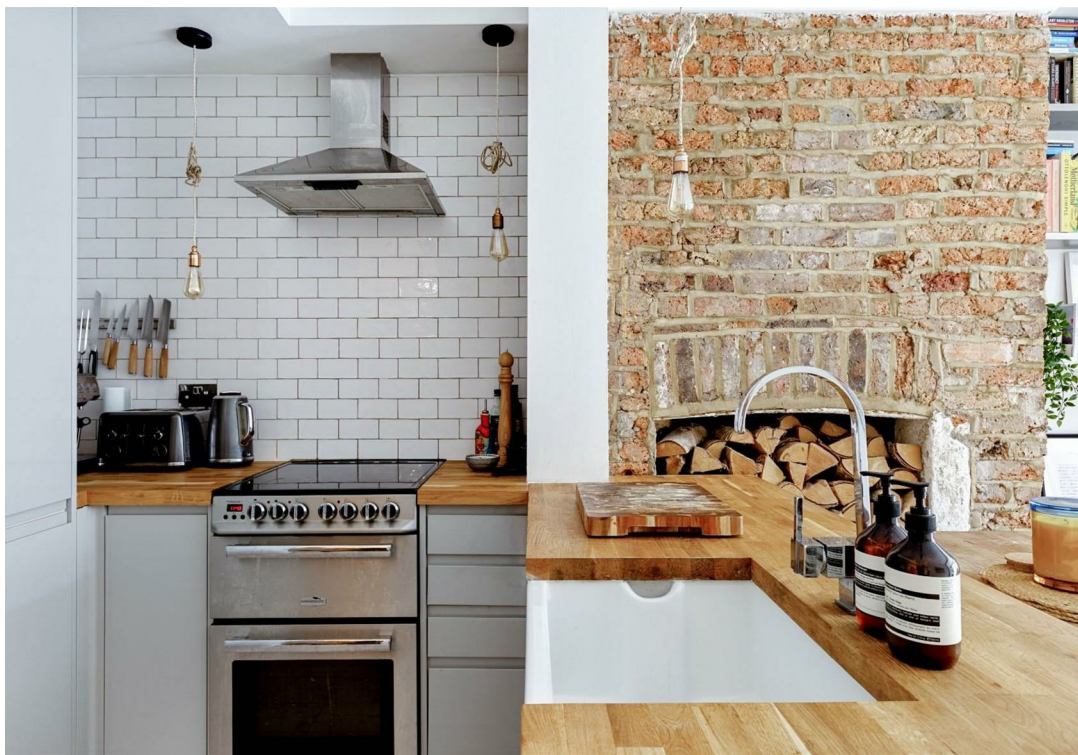
- Two bedroom ground floor flat
- Period conversion
- Private front & rear GARDENS
- Private ENTRANCE
- Beautifully renovated throughout
- Large open plan kitchen / living space
- Bi fold doors opening onto the garden
- Excellent location
- SHARE OF FREEHOLD
- EPC rating is D, council tax is B

Our Vendor Loves...

Our Vendor Loves..

"One of the things we have loved most about the flat is the open-plan living space. It has been such a brilliant space for entertaining, whether that's having friends over for dinner or family round for a relaxed Sunday. The garden feels like a real extension of the home and has been just as important to us. We've spent countless summer evenings out there, hosting friends and making the most of the space. The garden is also a real highlight. It gets beautiful sunshine from first thing in the morning through to the later afternoon, which makes the days feel wonderfully long, particularly in spring and summer. The flat also holds a lot of special memories for us. When we moved in, we had only recently started dating, and seven and half years later we are engaged and ready to start the next chapter of our lives. It has genuinely been our home through such an important part of our relationship, which makes leaving it particularly bittersweet".





Kent House Road

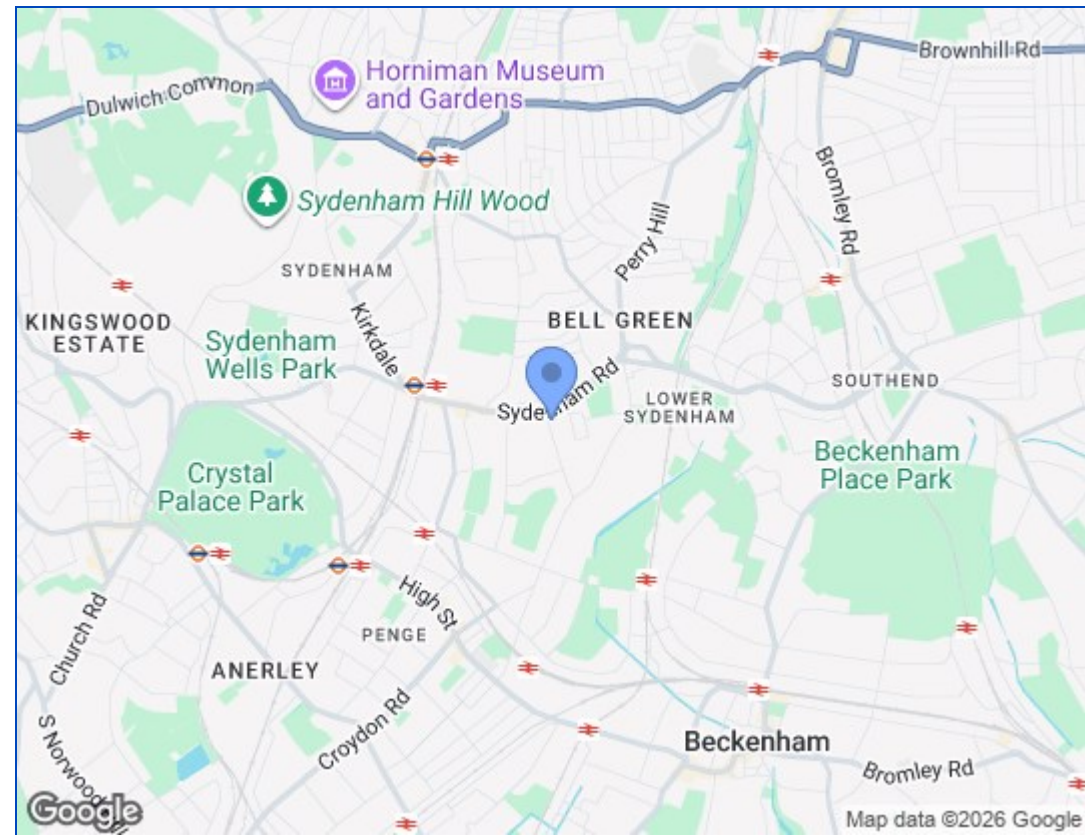
APPROXIMATE GROSS INTERNAL AREA

45.80 m² / 493 sq ft



Ground Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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