



**Venner Road, Sydenham**

Offers In Excess Of £500,000



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## Property Summary

Propertyworld is proud to offer this stunning CHAIN FREE split level three bedroom period conversion with SHARE OF FREEHOLD and a games / attic room to the sales market. This gorgeous property is HUGE, with generous rooms, over 1100ft of living space and beautifully proportioned accommodation throughout. Flooded in light and offered in exceptional condition, this is a rare and exceptional opportunity. Venner Road is arguably Sydenham's best road - a popular residential road of period properties. with access to two mainline stations (Penge East and Sydenham), lots of shops, amenities and eateries plus beautiful Crystal Palace Park.

The details include: on the lower level there is a spacious and beautifully presented lounge with high ceilings, feature fireplace, 3 large double glazed windows, fitted carpet and bespoke recess shelving, the kitchen / diner to rear is a gorgeous - with an extensive range of wall and base high gloss units, laminate worktop. all appliances, gas hob, double oven, spotlights plus large window and combi boiler. There is beautiful bathroom with a three piece suite and stripped wooden floors plus tiled walls. There are three bedrooms - 2 x dbs, 1 sgl - all beautifully presented, with a stylish and clean finish plus period details such as fireplaces and more. Each room is flooded in light and includes fitted carpet for extra comfort. This gem of a flat is further benefited from a unique and super cool "attic" room - which is a great teenagers den, games or cinema room or a fab office. It includes two Velux window and lots of storage.

With SHARE OF FREEHOLD, immaculate presentation and a fabulous location, this is a property that stands out from the crowd. Call Proeprtyworld on 0208 488 0011 to view.

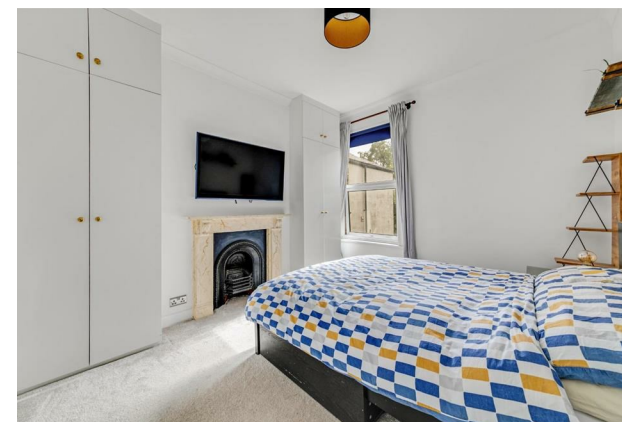
## Property Summary

- Three bedroom flat
- Period conversion
- Split level property
- SHARE OF FREEHOLD
- Fabulous location
- Bonus "attic room"
- Very spacious accommodation
- Excellent condition
- CHAIN FREE
- Must be seen

## Our Vendor Loves...

Our Vendor Loves..

"We've loved living here. The flat is filled with natural light throughout the day, with morning sun streaming in from the back and the huge bay window at the front catching the afternoon and evening light beautifully. The space itself has always felt much larger than most flats, thanks to the high ceilings, spacious bedrooms, generous living room, and separate living and sleeping levels. The huge loft has been incredibly versatile during our time here, serving as everything from a home office to a cinema room. The road has a wonderful community feel, with friendly neighbours and a great local atmosphere. We've also loved having so many excellent pubs close by, particularly The Bridge House and The Greyhound. It's a home that combines space, character, convenience and a real sense of community, which is what has made living here so enjoyable".

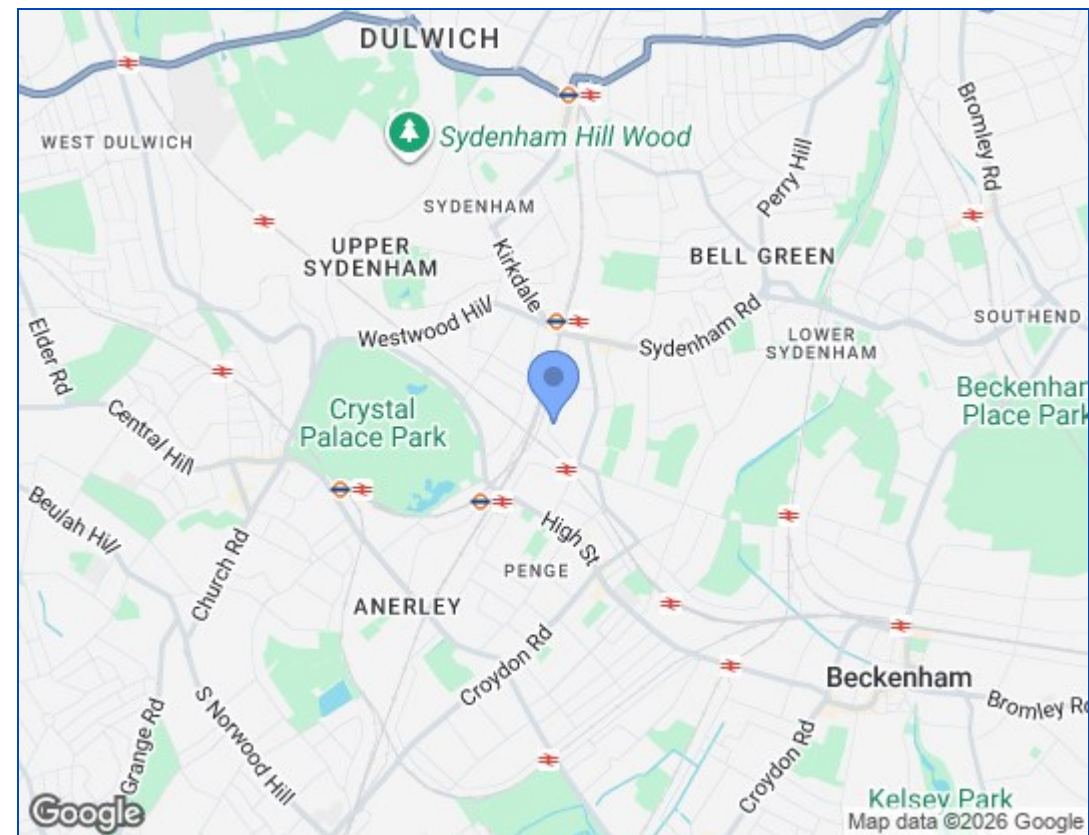


Sydenham Sales

020 8488 0011

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

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