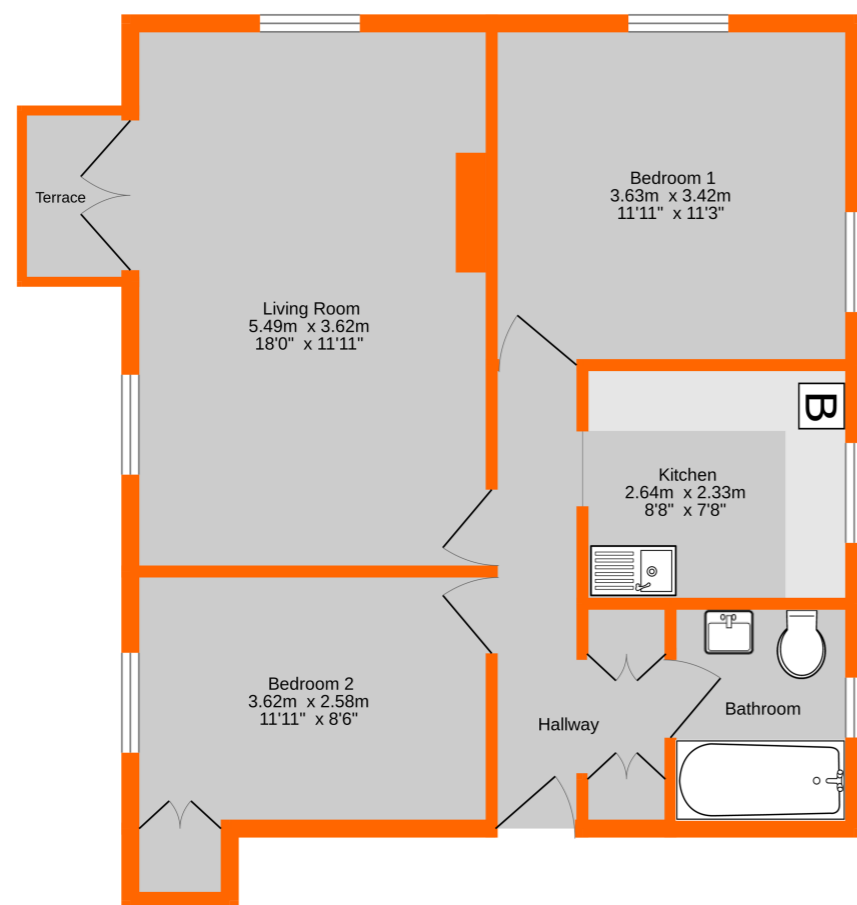


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat
 58.9 sq.m. (634 sq.ft.) approx.



TOTAL FLOOR AREA : 58.9 sq.m. (634 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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Viewing by appointment with our Beckenham Office - 020 8650 2000

3 Seath House, Chulsa Road, Sydenham, SE26 6BX

£340,000 Leasehold

- 🔴 Ground floor flat
- 🔴 Two double bedrooms
- 🔴 Close to Crystal Palace Park
- 🔴 Double glazed & centrally heated
- 🔴 Chain free
- 🔴 Security entry system
- 🔴 Living room with balcony
- 🔴 Residents parking

3 Seath House, Chulsa Road, Sydenham SE26 6BX

Situated in the ever so desirable 'Lawrie Park Triangle' this post war purpose-built flat offers generous accommodation with a dual aspect living room with balcony and fireplace, fitted kitchen, two double bedrooms and a fitted bathroom. Benefits include double glazed windows, gas radiator central heating, ample storage, security entry system, residents parking and communal gardens

Location

Occupying a popular quiet location, within 0.5 of a mile from Sydenham High Street, having a vibrant selection of shopping facilities, cafes and bistros. Sydenham Station which is 0.4 miles away, boasts an incredibly good commute into the City (22 minutes), Canada Water (20 minutes) and East London via the highly rated, Over ground line. Prestigious Crystal Palace Park is at the other end of the development, and across Crystal Palace Park Road, which is ideal for short walks, and has outstanding sporting facilities. Penge High Street is a little further with Penge West Station (underground and overground) within 0.4 of a mile.



Ground Floor

Communal Entrance Hall

Own Entrance Hall

replaced front door, security entry handset, two cupboards, one housing gas meter and electric meter and renewed consumer unit, the other is shelved, recessed shelved display niche with storage below

Living Room

5.49m x 3.62m (18' 0" x 11' 11") dual aspect, south facing, sunny, windows to side and rear, glazed double doors to balcony, gardens beyond, feature original fireplace, wooden surround

Kitchen

2.64m x 2.33m (8' 8" x 7' 8") quarry tiled floor, base cupboards, drawers and walls cupboards, stainless steel single basin, single drainer sink unit, plumbing for washing machine, window to front, partly tiled walls, wall mounted Vaillant combination boiler, worktops

Bedroom 1

3.63m x 3.42m (11' 11" x 11' 3") dual aspect, windows to side and front, panelling

Bedroom 2

3.62m x 2.58m (11' 11" x 8' 6") window to rear, tongue and groove, half panelled, built-in wardrobe/cupboard

Bathroom

window to side, fitted with a white suite comprising panel bath with mixer tap and shower attachment, wash basin, toilet, double radiator, tiling to four walls

Outside

Deep Walk-in Storage Cupboard

accessed from the communal hallway next to the front door

Communal Gardens

well maintained communal gardens, clothes drying area

Parking

residents permit parking

Lease Details

Lease

125 years from 2005

Maintenance

to be confirmed

Ground Rent

to be confirmed

Council Tax

Band B