



£500,000 Share of Freehold
3 bedroom flat

Panmure Road
Sydenham

Read all about it...

A light and spacious three-bedroom flat, situated on the first floor of a large period conversion on Panmure Road, a quiet no-through street in the heart of Sydenham. This vibrant area offers a diverse array of local shops and supermarkets, exciting places to eat and drink, all within walking distance. Convenient access to Forest Hill and Sydenham Stations provides frequent London Overground and National Rail services into Central London. Popular with young families, the local area is well-served by good nurseries and schools and offers plenty of green open spaces, including Sydenham Wells Park and the Horniman Museum, which features extensive gardens and a popular Sunday market showcasing independent and local producers.

Stepping inside, the entrance hall, with two useful storage cupboards, leads to the lounge, boasting a delightful feature fireplace. The spacious kitchen offers plenty of room for dining and is equipped with modern fitted units. Further along the hall, you'll find the family bathroom, two well-proportioned double bedrooms, and a third smaller room, ideal for a nursery or home study. Outside, this property benefits from a large communal garden, providing a perfect space to relax and enjoy the outdoors.

Tenure: Share of Freehold (999 years remaining) | **Service Charge:** £50pm | **Ground Rent:** N/A | **Council Tax:** Lewisham band B

FIRST FLOOR

Lounge

12' 10" x 12' 8" (3.91m x 3.86m)

Double-glazed window, pendant ceiling light, cast-iron fireplace, alcove shelving, radiator, fitted carpet.

Kitchen

12' 8" x 11' 1" (3.86m x 3.38m)

Double-glazed windows, inset ceiling spotlights, kitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for dishwasher and washing machine, integrated fridge/freezer, oven, gas hob and extractor hood, cupboard housing combi boiler, radiator, tile flooring.

Bedroom

13' 9" x 9' 11" (4.19m x 3.02m)

Double-glazed windows, pendant ceiling light, alcove shelving, radiator, fitted carpet.

Bedroom

10' 7" x 9' 2" (3.23m x 2.79m)

Double-glazed windows, pendant ceiling light, alcove shelving, radiator, fitted carpet.

Bedroom

9' 0" x 6' 1" (2.74m x 1.85m)

Double-glazed windows, pendant ceiling light, radiator, laminate wood flooring.

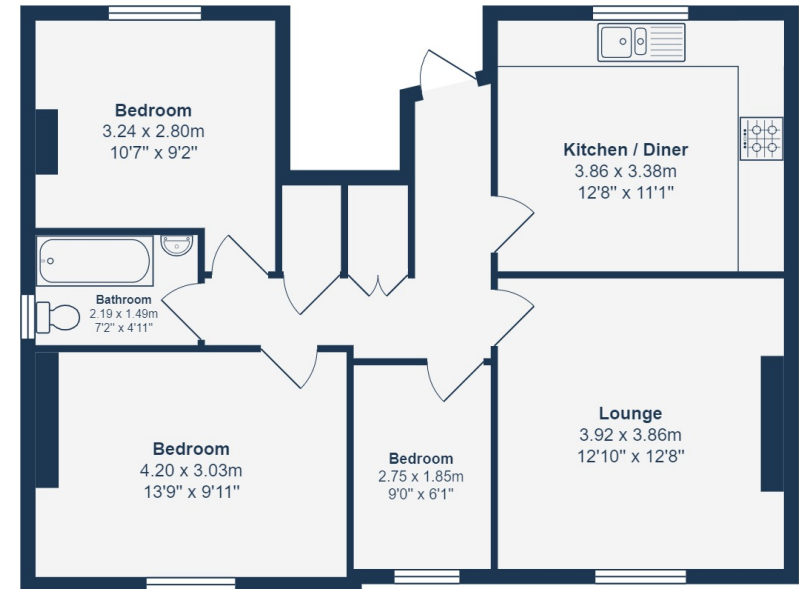
Bathroom

7' 2" x 4' 11" (2.18m x 1.50m)

Double-glazed windows, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, vinyl tile flooring.

OUTSIDE

Communal Garden



First Floor

Total Area: 70.0 m² ... 754 ft²

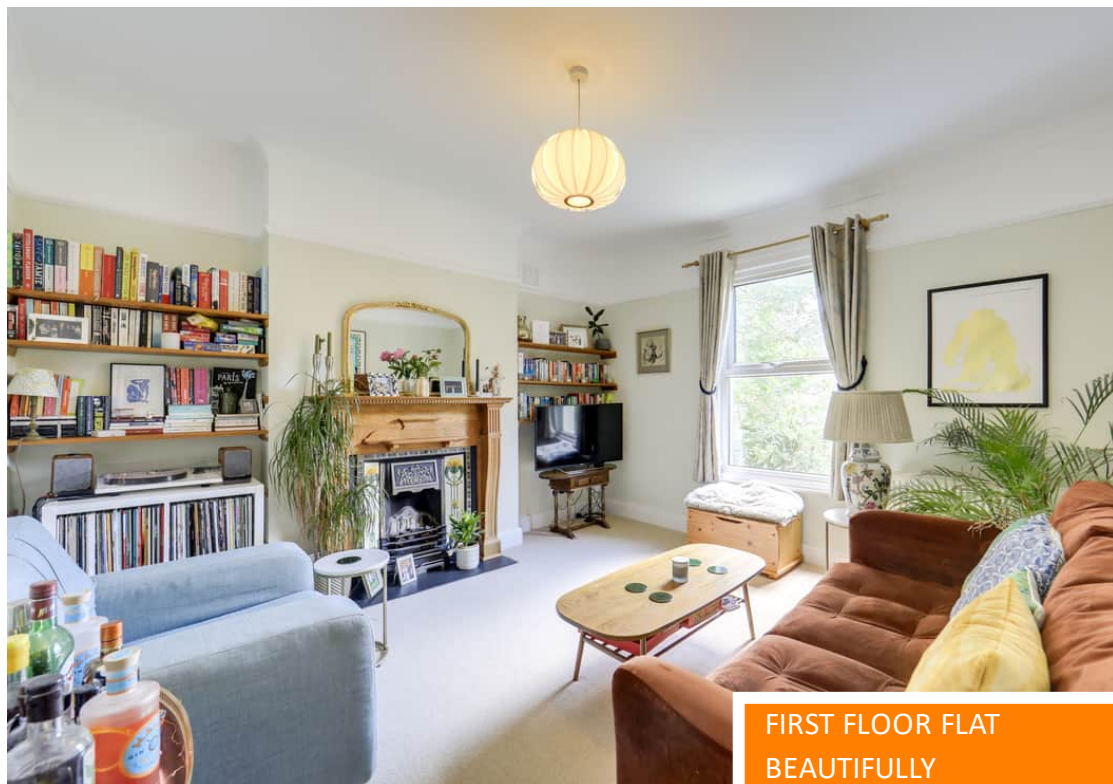
Drawn for Stanfords Sales & Lettings

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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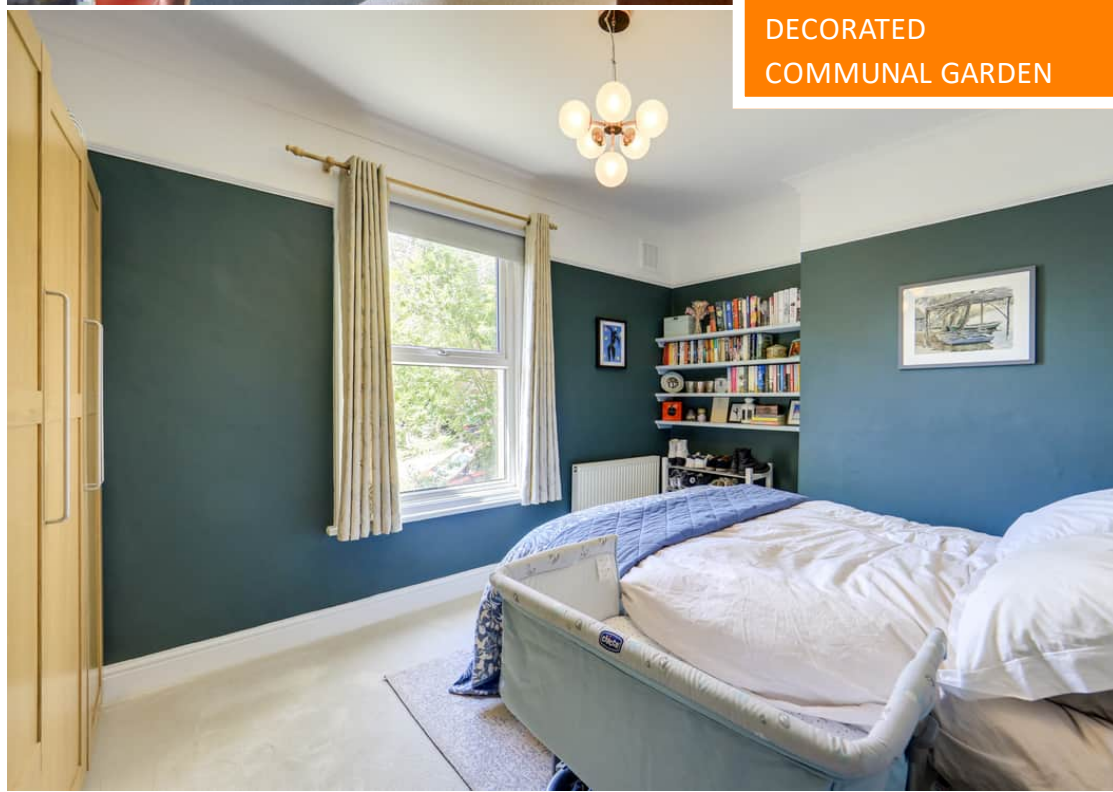
Call 020 8699 6778 or email us at foresthill@stanfordestates.london to arrange a viewing or request further information

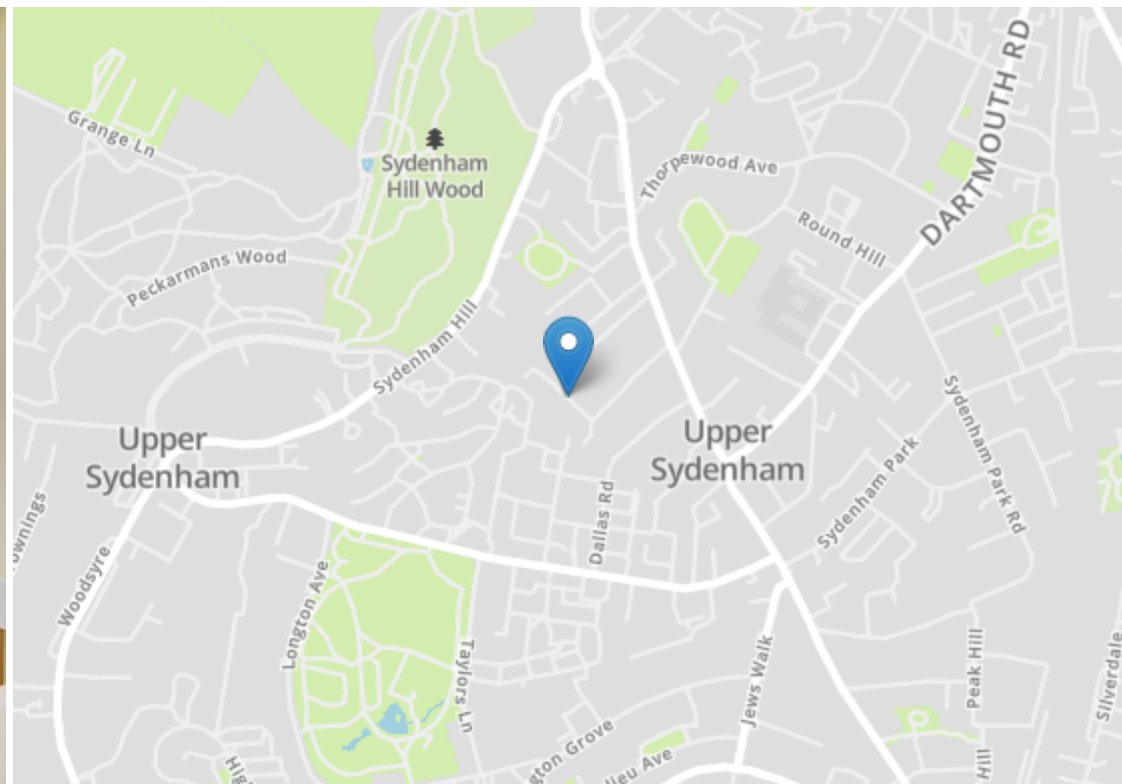
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