



...your personal property consultant'

Venner Road • Sydenham • SE26 5HU





Look no further > **M.F.L** welcomes this spacious 4/5 bedroom split level (Duplex) Victorian home in Sydenham. Located within a stone throw away to Sydenham mainline and over ground station and walking distance to Penge East station.

This home is priced more than reasonably compared to what is on the market - as the vendor is looking for a quick sale - So call now and take advantage!



Your home benefits from being Split level (Duplex) / First Floor and Second (top) Floor.

Ground Floor:

- Communal Entrance: Owner occupied (Professional) neighbours to the ground floor flat and also your staircase leading you to your home....

On the First floor:

- Front Facing Reception room > 15'5" x 12'3" (04.71m x 03.73m);
- Rear Living / Dining room > 10'11" x 14'3" (03.35m x 04.35m);
- Fitted kitchen off the Dining room > 11'1" x 5'6" (03.38m x 01.69m);
- Bedroom #1 – with built-in wardrobes > 11'10" x 11'11" (03.62m x 03.65m);
- Bedroom #2 > 07'3" x 08'9" (02.22m x 02.69m);
- Family bathroom and W.C > 05'1" x 07'6" (01.56m x 02.29m);
- Under staircase storage.

And on your Second / Top floor:

- Bedroom #3 > 08'11" x 12'9" (02.74m x 03.90m);
- Master Front Facing Bedroom #4 – with built-in wardrobes > 16'6" x 14'8" (05.05m x 04.48m).

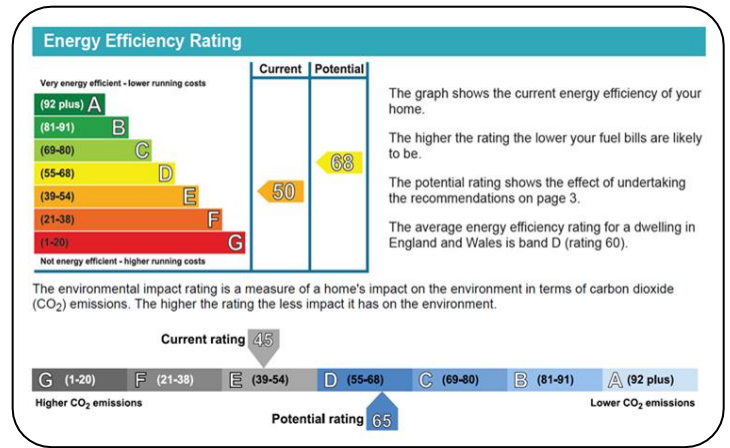
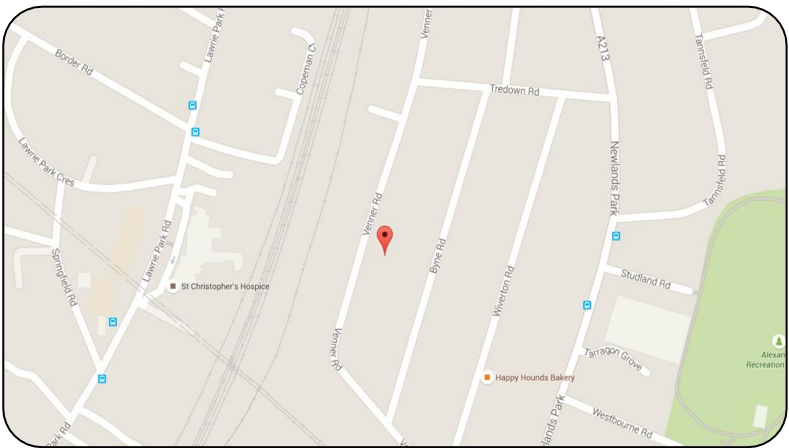


Tenure:

- The property is also being sold with no onward chain;
- The Lease is for a term of 125 years from 29 September 1982, thereby leaving approx. 93 years to run on the lease;
- Private Freeholders that do not employ managing agents to collect the rent/services charges due;
- Services charges: Ad-Hoc
- Ground Rent: £60.00 P/A – Paid every 6 months;
- ## Floor Plan Coming Soon ##



Interested?
Why not **Call Now** to arrange a quick viewing?



**Park House (4th Floor),
22 Park Street,
Croydon CR0 1YE**

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** All measurement's / dimensions (where provided) are approximate where quoted. For guidance only and MujifAt Ltd (MFL) cannot take responsibility for any error or misstatement - Nor can be relied upon on a basis of valuation **
 ** References to appliances and/or services do not imply that they are necessarily in good working order or fit for the purpose **
 ** The particulars as described do not constitute or form part of an offer or contract, nor can they be regarded as representations **
 ** All interested parties solicitor must verify the tenure/lease information, fixtures plus fittings including all planning/building regulation consents **
 ** Money laundering regulations - Intending buyers will be asked to produce identification and documentation at a later stage and we will ask for your co-operation in order that there will be no delay in agreeing the sale **