

# HUNTERS®

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**Countisbury House, Crescent Wood Road, London, SE26 6SB**

**Guide Price £300,000 to £325,000**

**Property Images**





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## Property Images



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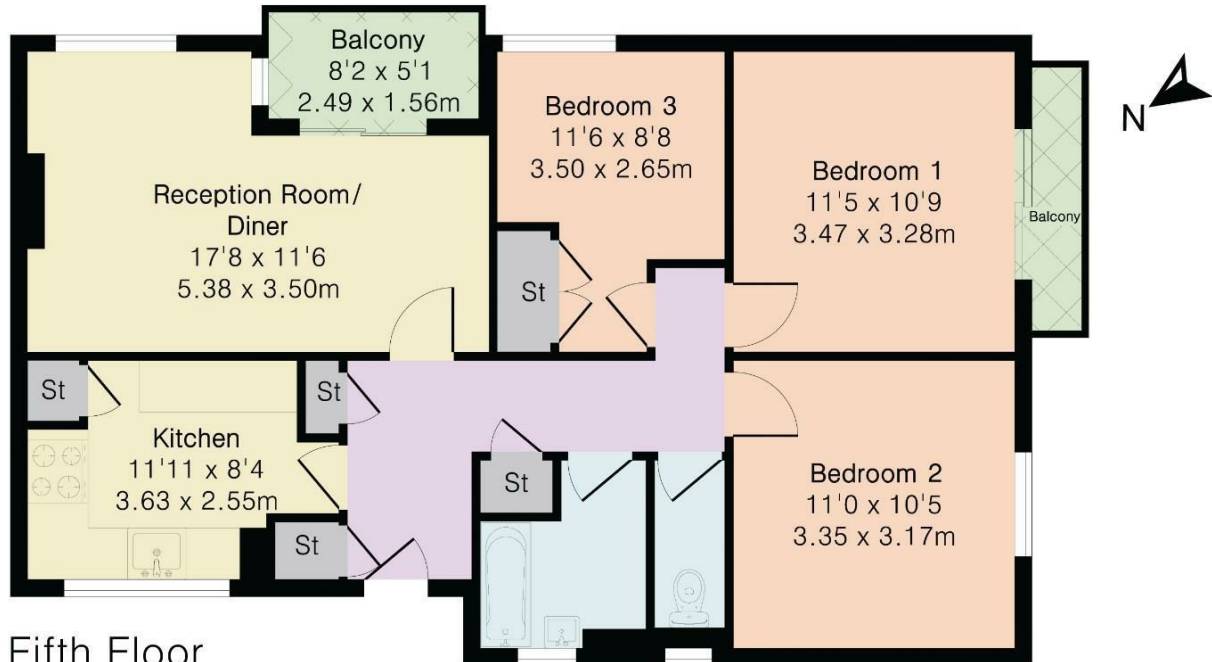
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## Property Images





**Approximate Gross Internal Area 785 sq ft - 73 sq m**



## EPC

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		
	58	69
England & Wales		
	EU Directive 2002/91/EC	

## Map



## Details

Type: Apartment Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Guide Price £275,000 to £300,000

New to the market is this well-proportioned three-bedroom apartment in the heart of Sydenham.

This property offers approximately 785 sqft of living space comprising of three-double bedrooms, a living room with a balcony offering views, a family bathroom and a separate kitchen. and boasts plenty of character. The property is situated on the fifth floor and there is communal parking available in the development.

The property is perfect for a First-Time Buyer or an investor.

## Features

• CHAIN-FREE • Guide Price £275,000 to £300,000 • Three Double Bedrooms (one with balcony) • Living Room with Balcony • Family Bathroom • Separate Kitchen • Green Communal Areas and Views • In Proximity of Transport and Schools • In Proximity of Parks and Green and Spaces • In Proximity of Shops, Restaurants and Amenities

EPC D

COUNCIL TAX BAND C

LEASEHOLD

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Located on the Upper Sydenham and Dulwich borders and just a short walk to Sydenham Hill station which serves London Victoria.

For those that like green spaces and strolls in an interesting environment, Crystal Palace Park is an English Heritage Grade II listed park. It is said to be one of the largest parks in South London and one of the most significant parks in Britain. Its located approximately 0.1 mile from the property which adds substantial desirability factor to this property especially with local buyers who understand the appeal of being so close to the park.

The park is home to the National Sports Centre, several recreational activities and a variety of heritage features. There is lots to enjoy regularly in the park including:

- Crystal Palace Park Dinosaurs
- Italian Terraces
- Café
- Children's play area
- Former boating lake
- Maze
- Fishing lake
- Concert bowl
- Children's farm

Mayow Park is another popular local green space, known for its large and well-crafted landscape, well-kept tennis courts, nature reserves and so much more is also in the locality.

The local area is just packed with recreation, nature and history. Some other desirables include:

- A historic 18-hole golf course
- Local leisure centre and library which includes a swimming pool
- Sydenham Hill woods which is popular with walkers
- Various restaurants, cafes, boutique stores and supermarkets in proximity of the property
- A nature reserve

Whilst Crystal Palace Park is a main attraction in this area, the lovely and little-known smaller Wells Park is also in proximity and is one of those little hidden gems. It has two playgrounds, tennis courts, basketball, conservation woodland, two ponds to name but a few attractions. Being surrounded by so much green space despite living in London is a truly lovely experience.

With Dulwich being one of the adjoining towns you might also spend a lot of time in Dulwich Park, Dulwich Village, and have dinner in East Dulwich. Dulwich has such a lovely selection of choice be it recreation (art galleries and parks) or dinning in the vast selection of restaurants and pubs in the Village or along Lordship Lane.

One of the greatest attractions in South East London (featured in Time Out) is The Horniman Museum and gardens. You might often go for walks there to enjoy the events and farmers market they regularly host.

Crystal Palace, Dulwich, Forest Hill and Sydenham towns offer many small independent high street conveniences including an award-winning butcher, some fantastic cafes, several boutique shops selling clothing and furniture as well as a few great modern gastro and family friendly pubs.

Crystal Palace is very popular for its Triangle, a combination of three roads next to Crystal Palace Park which have a selection of restaurants, bars, cafés, antique shops, boutique shops and gastro pubs as well as some of the well-known high street brands including Sainsburys.

Verified Material Information

Council tax band: C

Tenure: Leasehold

Lease length: 179 years remaining (184 years from 2020)

Service charge: £2937.22 pa

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: Double glazing, Double glazing, Double glazing, Double glazing, Double glazing, and Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D