



## Leamington Court, London

Asking Price £475,000



2



1



1



C

## Property Summary

Propertyworld is proud to offer this stunning two bedroom mid century masterpiece with a private BALCONY, GARAGE & 120+ YEAR LEASE. This gorgeous first floor flat is super spacious, with generous room sizes, beautifully proportioned accommodation throughout, huge amounts of storage and is flooded in light. An ideal purchase for discerning first time buyers or those looking for more space, the property is located in a small and prestigious development of low rise blocks on Sydenham Hill. With easy access to lots of green space, including - gorgeous Dulwich Woods, Crystal Palace Park & Wells Park, the property is close to Sydenham Hill mainline station and the popular Dulwich Woodhouse Pub.

The flat really is a gem and we are proud to offer it to the market. The details include: you enter into a welcoming and nicely presented entrance hall that benefits from two large storage cupboards, entry phone handset and a stunning parquet floor. The lounge is directly ahead and you are immediately struck by its size and the amount of natural light flooding through the large double glazed patio doors. The room is big enough to accommodate a workspace, and includes neutral decor and fabulous proportions. With the patio doors open, the room flows into the balcony. creating a beautiful balance between the inside and out. Attached is the kitchen / diner - a charming room, with space for a dining room table and chairs and an extensive range of beech fronted wall and base units, gas hob, electric oven, tiled splashback and all appliances. There are two double bedrooms (the master is bigger), both with built in wardrobes and laminate floor. The recently updated bathroom is gorgeous and includes a white three piece suite, plus a separate walk in shower. The building is self managed by the leaseholders via a RTM.

There is a garage en bloc, private balcony and 129 YEAR LEASE. Council tax band C, EPC is C. Current service charges are £2160 P.A.

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Two bedroom flat
- Modern, purpose built
- Private BALCONY
- Private GARAGE
- Incredible storage
- Stunning interior
- Fabulous location
- RTM in place
- Flooded in light
- EPC rating is C / Council tax is C

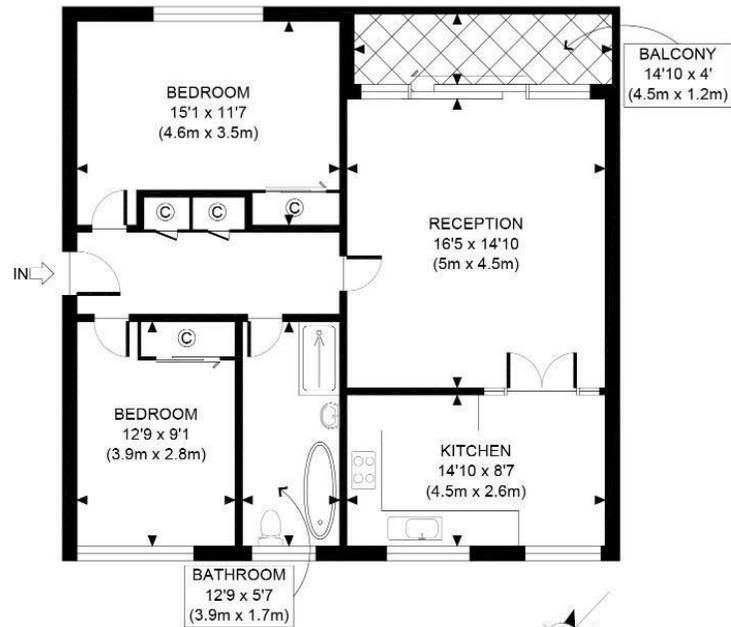
## Our Vendor Loves...

Our Vendor Loves...

"The thing I love most about the flat is how spacious and bright it is. Nothing beats starting the day in the living room with a fresh cup of coffee and the sun pouring in! We love the amount of storage too and having the Dulwich Woodhouse as your local takes some beating!"

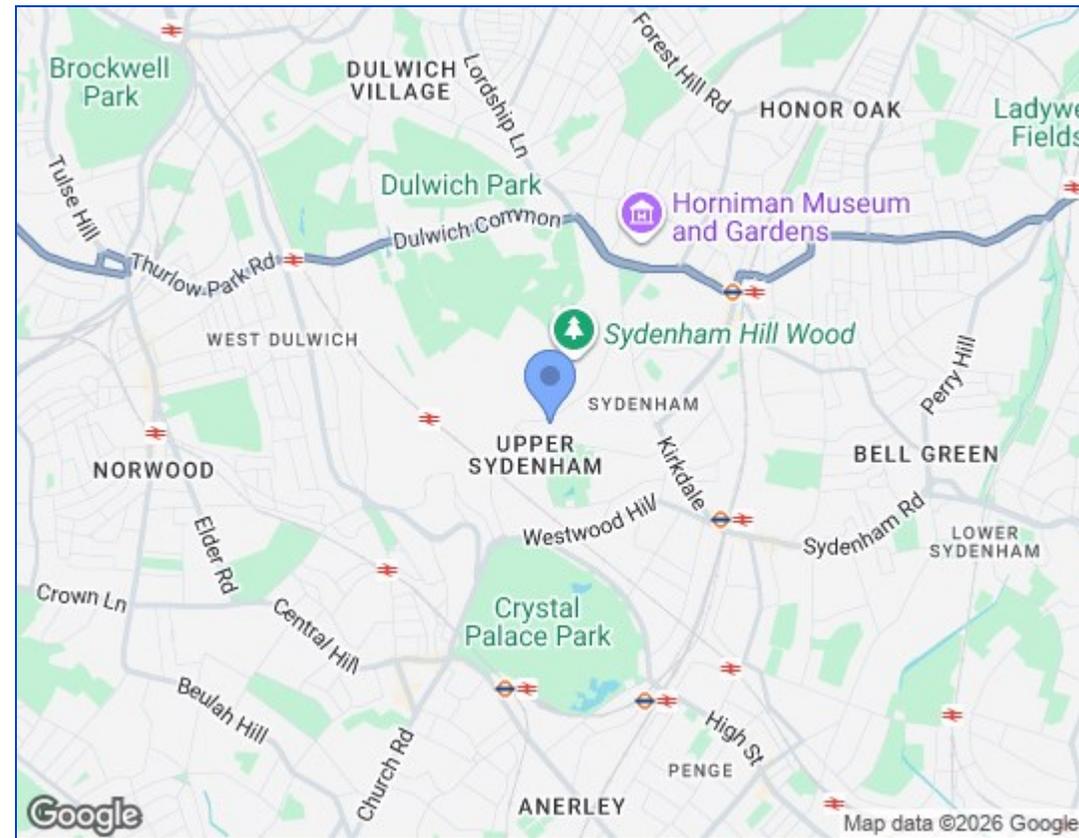






FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 838 SQ FT

<b>APPROX. GROSS INTERNAL FLOOR AREA 838 SQ FT / 78 SQM</b>	<b>Leamington court</b>
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 25/02/26 <b>photoplan</b>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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