



Sydenham Hill, Sydenham

Guide Price £275,000



Property Summary

Guide Price: £275,000 - £300,000

A stunning one bedroom flat with a PRIVATE BALCONY and gorgeous views to WELLS PARK offered to the sales market by Propertyworld. This beautifully presented and spacious property is flooded in natural light, has generous rooms, beautifully proportioned accommodation and has a stunning lounge as the centre piece. A FIRST TIME BUYERS dream, we believe the combination of location, outlook, space and views make this an outstanding opportunity and invite you to book your appointment to view. The details include: a beautiful lounge with feature wall painted in a beautiful warm green, the room is stylish yet comforting, with bespoke recess shelving, cornicing, a beautiful wood floor and best of all, patio doors leading to the private SOUTH FACING balcony, the double bedroom is spacious and beautifully presented also, with neutral tones, fitted carpet, double glazed window and ample room for storage, the kitchen includes a range of white wall and base units, grey tiled splashback, pantry cupboard and views over the communal gardens to front, plus a bathroom with three piece white suite and shower. The property has a lease of over 100 years, is close to lots of shops, amenities and eateries and is only a short walk to Dulwich Woods and the gorgeous Dulwich Woodhouse Pub. Call Propertyworld on 0208 488 0011 to view.

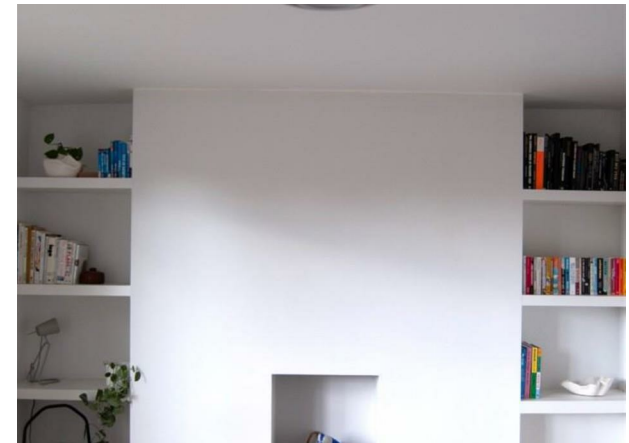
Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

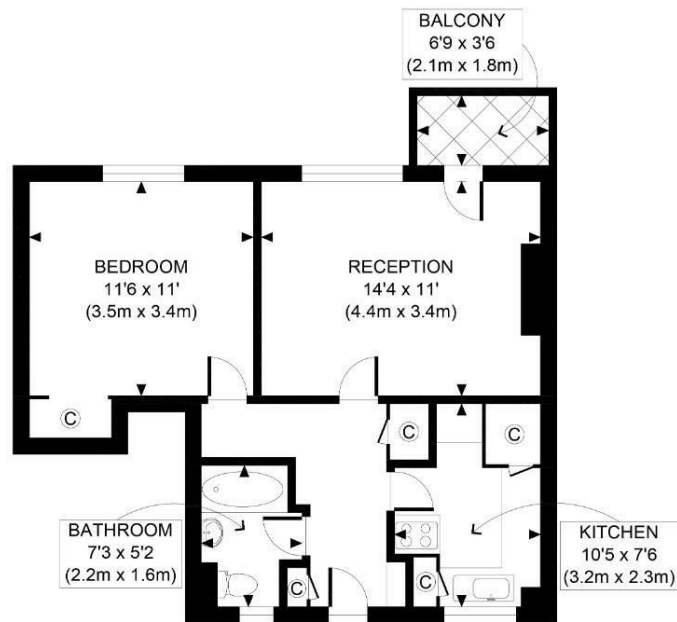
- One bedroom flat
- Modern, purpose built
- PRIVATE BALCONY
- STUNNING VIEWS
- Flooded in light
- First time buyers dream
- Spacious property
- First floor
- Must be viewed
- EPC rating is C, Council tax is B

Our Vendor Loves...

I've loved living here for four and a bit years: the flat is peaceful, perfectly formed and flooded with natural light. One of south London's best kept secret parks sits on your doorstep and in each direction it's just 15 minutes walk to Sydenham, Crystal Palace, Dulwich or Forest Hill. Other local highlights: Sydenham and Dulwich Woods, Mont58 Coffee, 161 Kirkdale and the Woodhouse Pub.







GROSS INTERNAL
FLOOR AREA 487 SQ FT

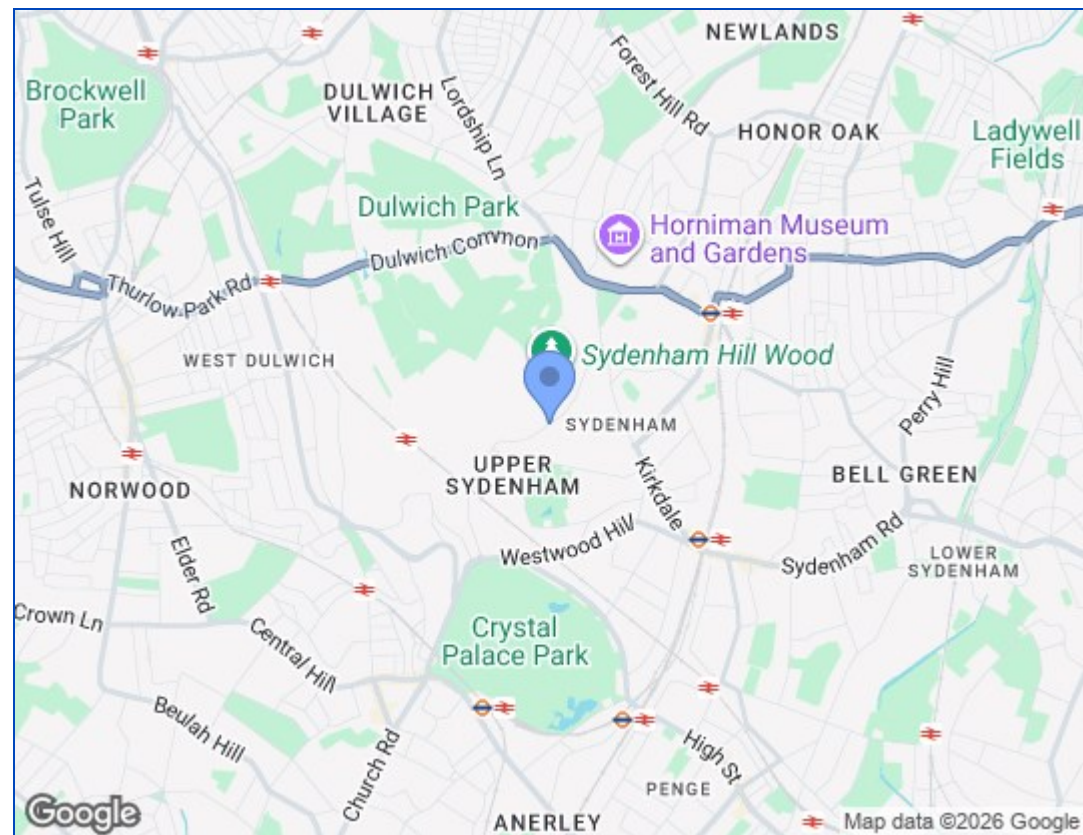
APPROX. GROSS INTERNAL FLOOR AREA 487 SQ FT / 45 SQM

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

Richmond House

date 17/04/25

photoplan



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

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