



**Peak Hill, London**

Guide Price £275,000



## Property Summary

Guide Price: £275,000 - £290,000

Propertyworld is delighted to present this stunning, one bedroom, top floor, split level, Victorian conversion in sought after Peak Hill, Sydenham. Full of character and bursting with natural light, this property is an ideal purchase for discerning first time buyers looking for their special first home. Please note: the current owner is EXTENDING THE LEASE.

The main living space is almost 16ft long and is where you will find the open plan reception and kitchen. Warm and airy, with wood floor, the room sets the tone for the rest of the property. A large bay window floods the room in natural light. The kitchen includes an extensive range of shaker style units, built in oven and hob and large pantry.

To the rear of the property is the bedroom, a generous double, that comes with a fitted wardrobe. The bathroom has a clean, contemporary, three-piece white suite and wooden flooring.

Location-wise it is hard to beat; Peak Hill is a quiet residential road of period properties just a couple of minutes' walk to Sydenham mainline and overground station. Sydenham Road, with its wide range of gastropubs, restaurants and coffee shops is reached in just a few minutes on foot. There are green spaces and parks aplenty too, including Sydenham Wells Park and Mayow Park.

This gem of a property will be in high demand so please call Propertyworld to secure an early viewing.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- One bedroom flat
- Period conversion
- Split level property
- Double glazed sash windows
- Ideal first time buy
- Stunning interior
- Fabulous location
- Top floor flat
- Flooded in light
- EPC rating is D/ council tax is D

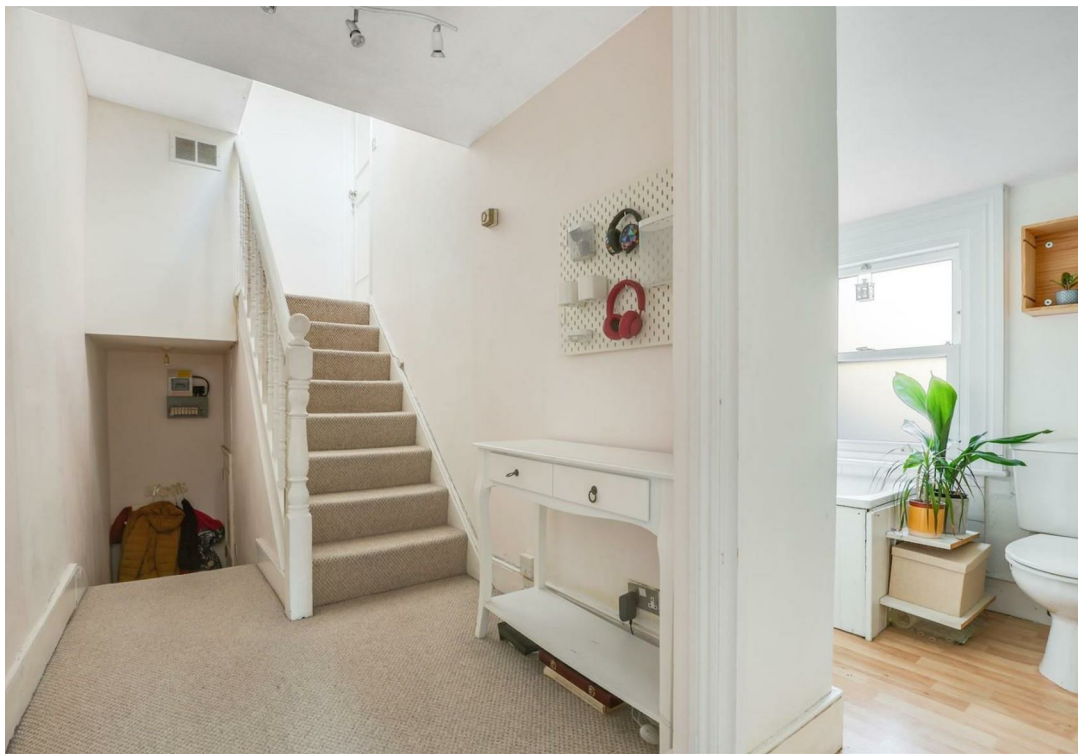
## Our Vendor Loves...

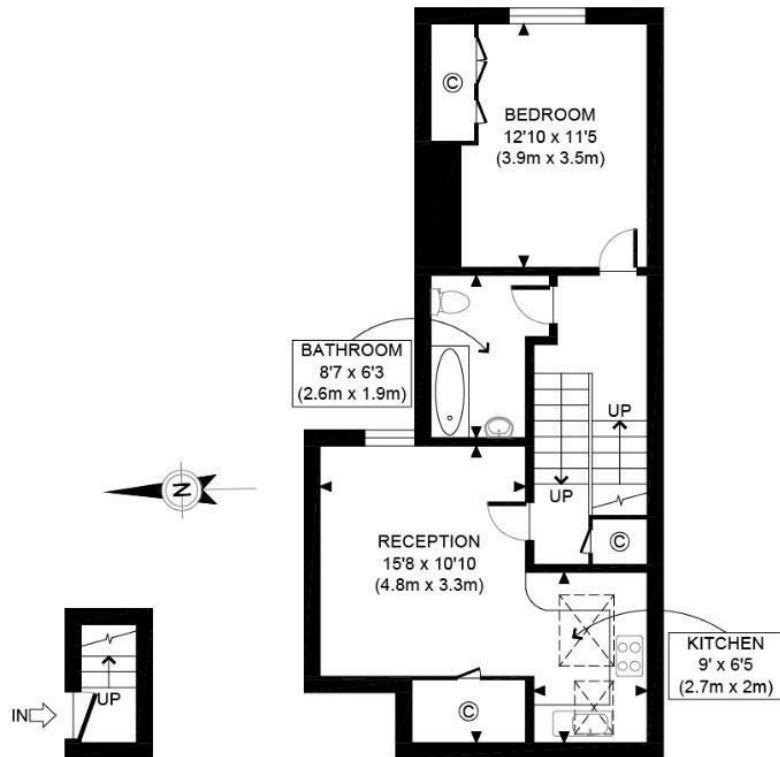
Our Vendor Loves..

"I feel very lucky to have called this flat my home for many years. It has been a sanctuary from busy London life. The split-level design creates a wonderful sense of space, while the large windows and skylights ensure the entire home is flooded with natural light throughout the day. Exploring London and going out with friends has been effortless being just moments from the station; I always felt safe and secure coming home, even after a late evening out. Over the years, I've appreciated the friendly community of neighbours and green spaces on my doorstep as well as the increasing number local independent cafes and shops."









SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 18 SQ FT

THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 507 SQ FT

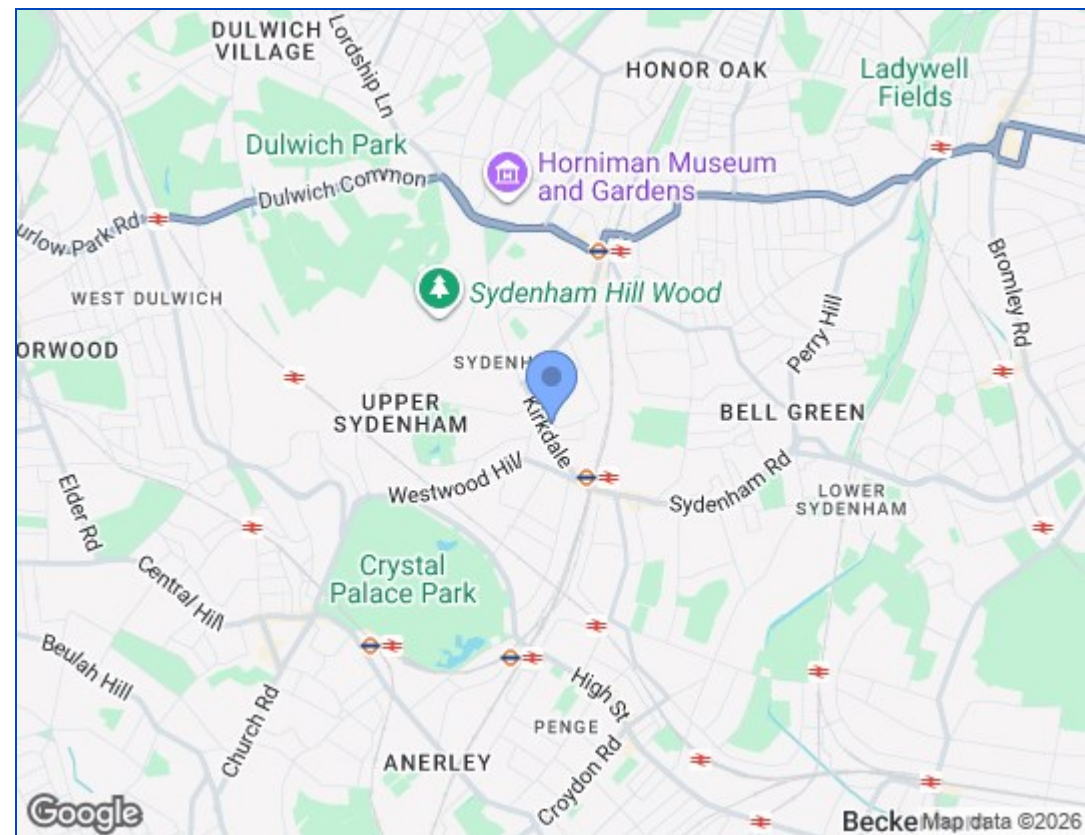
**APPROX. GROSS INTERNAL FLOOR AREA 525 SQ FT / 49 SQM**

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

peak hill

date: 17/12/25

photoplan



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

68

70

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

