



## Pemberton House, Sydenham

Guide Price £275,000





## Property Summary

Guide Price: £275,000 - £290,000

Propertyworld is pleased to offer this stunning two bedroom purpose built flat to the sales market. Benefiting from fabulous views, gorgeous natural light, PRIVATE BALCONY and a modern high spec finish, we believe this is a unique opportunity. Located at the top of Westwood Hill, the flat is metres from beautiful Crystal Palace Park and easily accessible to both Sydenham mainline station and amenities. Dulwich Woods are close by and the Crystal Palace Triangle is only minutes away. The accommodation is spacious in our opinion, with generous room sizes and beautiful proportions. Finished to a high standard, the details include: stunning lounge with wood floors, neutral decor, door leading to the PRIVATE BALCONY and a built-in entertainment unit, there is a separate but open-plan fitted kitchen which is ideal for modern living and includes: a range of wall and base units, granite worktop, integrated gas hob, electric oven and extractor fan, tiled splash-back plus a super breakfast bar with four stylish cocktail stools, there are TWO GENUINE DOUBLE bedrooms both with fabulous outlooks and neutral decor and modern stylish bathroom with walk in shower, two piece bathroom suite, heated towel rail, floor and gorgeous walls tiles. Further benefits include double glazing, outside space, and gas central heating. A modern, spacious and beautifully presented two bedroom flat with OUTSIDE SPACE, that's an ideal first time buy. Call Propertyworld on 0208 488 0011 to view.

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

## Property Summary

- Two bedroom flat
- Spacious property
- High quality finish
- Flooded in natural light
- Excellent location
- Ideal first time buy
- Buy to let opportunity
- Private balcony
- Open plan kitchen
- Must be viewed

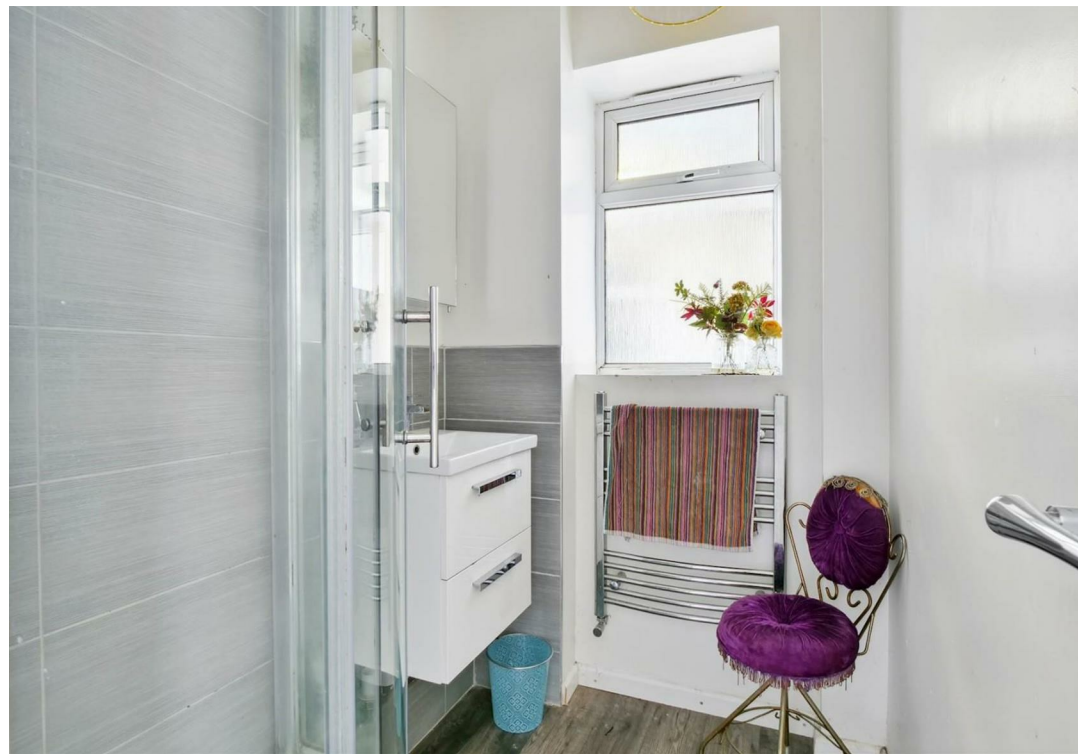
## Our Vendor Loves...

Our Vendor Loves....

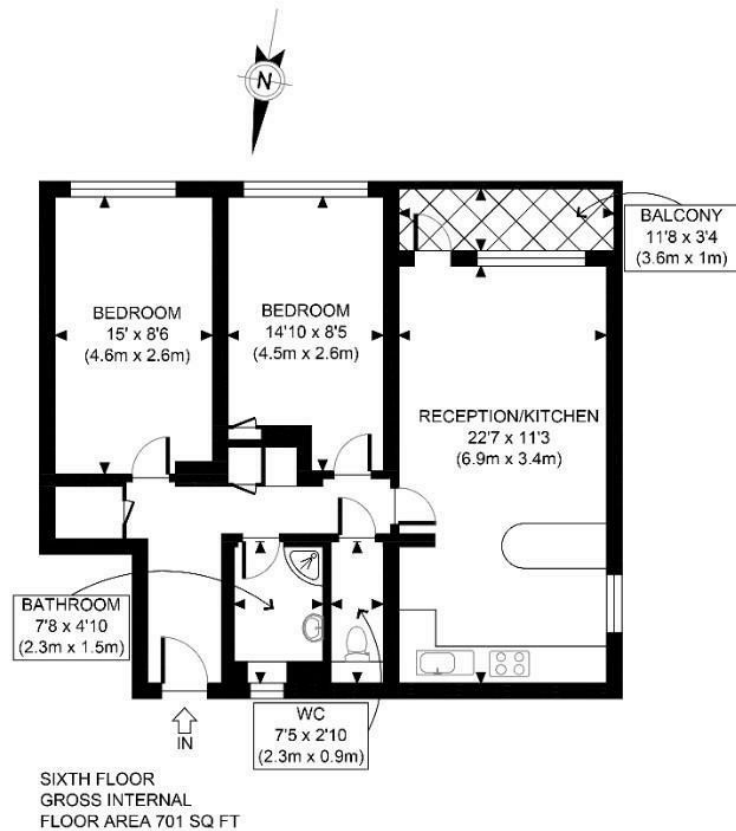
My family and I have loved living in our 'tree top apartment', as my kids like to call it. Surrounded by nature and light has been a real plus and a short stroll from The Crystal Palace Triangle and CP Park has been fab too.



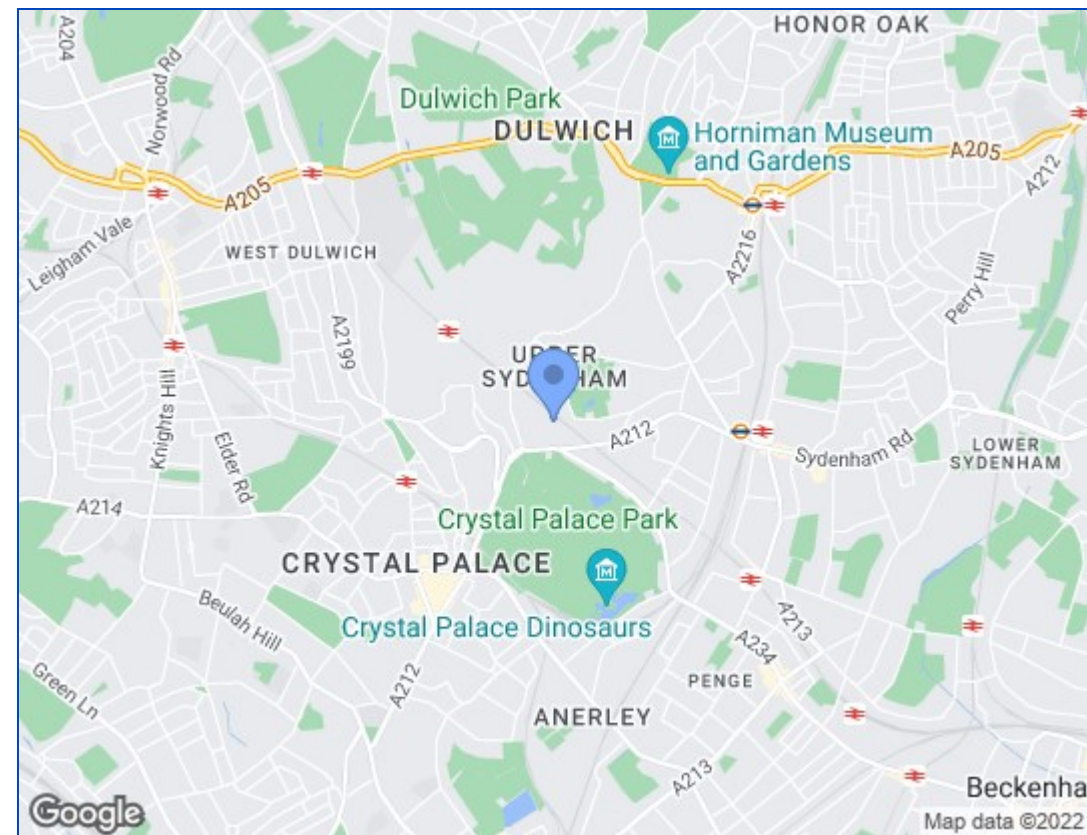








APPROX. GROSS INTERNAL FLOOR AREA 701 SQ FT / 65 SQM	Pemberton House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 23/09/22
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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