



## Hall Drive, London

Offers In Excess Of £1,000,000



4



2



2





## Property Summary

Propertyworld is proud to act as sole agents on this stunning four bedroom, two bathroom mid century townhouse located in a beautiful crescent on Sydenham's best road. An oasis of calm and tranquillity, Hall Drive is a special location - a private road, it is leafy, full of bird song and premium properties, yet only a short walk to the hustle and bustle of Cobbs Corner and Sydenham station. The actual development was designed by the renowned Raglan Squire & Partners in the 1960s and is arranged in a distinctive crescent, surrounded by communal greenery. (NOTE: The Crescent gardens won first place in the Best Wildlife Garden category).

The house is fabulous, offering spacious and beautifully proportioned accommodation throughout. Flooded in natural light, the house offers versatile living space of almost 1500 sq ft, spread over a series of six split levels. Offered in exceptional condition, the house has been a much loved family home and is offered to the market for the first time in 20 years. The details include: a paved driveway and integral garage on the ground floor and beautifully presented downstairs utility room. The kitchen is magnificent, with an extensive range of high gloss wall and base units, underfloor heating, integrated appliances, an island with induction hob & full extraction fan, spotlights and patio doors which open into the recently landscaped rear garden. Just behind the garden, accessed via gateway is part of the unique communal wraparound gardens for all use by all the owners - which are simply divine and allow all residents to benefit from a fabulous balance of private and communal outside space. The lounge is generous and looks out onto the stunning crescent itself. There are FOUR BEDROOM S - 3 dbs, x 1sgl- all beautifully presented, flooded in light and including storage. Of the two spacious and nicely appointed bathrooms, one is ensuite and includes a roll top bath, the other includes a double walk in shower. A rare and wonderful house.

## Property Summary

- Four bedroom townhouse
- Mid century masterpiece by renowned architect
- "The Crescent" on Hall Drive
- Off street parking & integral garage
- Two Bathrooms
- Beautiful communal gardens
- Rare opportunity
- Stunning interior
- Spacious family house
- EPC rating is C, council tax is E

## Our Vendor Loves...

Our Vendor Loves...

"This house is incredibly light, airy, and beautifully designed. The setting is tranquil, free of noise and traffic, it is an absolute oasis of calm. We knew as soon as we walked up the road and then into the house that 'this is the one'. It just felt so right, and we have enormously enjoyed living here. It is such a unique setting that you have to see it to believe it! The Hall Drive community is very closeknit and supportive of each other and it has been a total pleasure being part of this lovely road. From a location perspective, it's amazing, with various transport links close by, good quality schools, and our favourite, Crystal Palace Park just moments away. I hope that the next owners will enjoy the house, road, and surroundings as much as we have."



Sydenham Sales

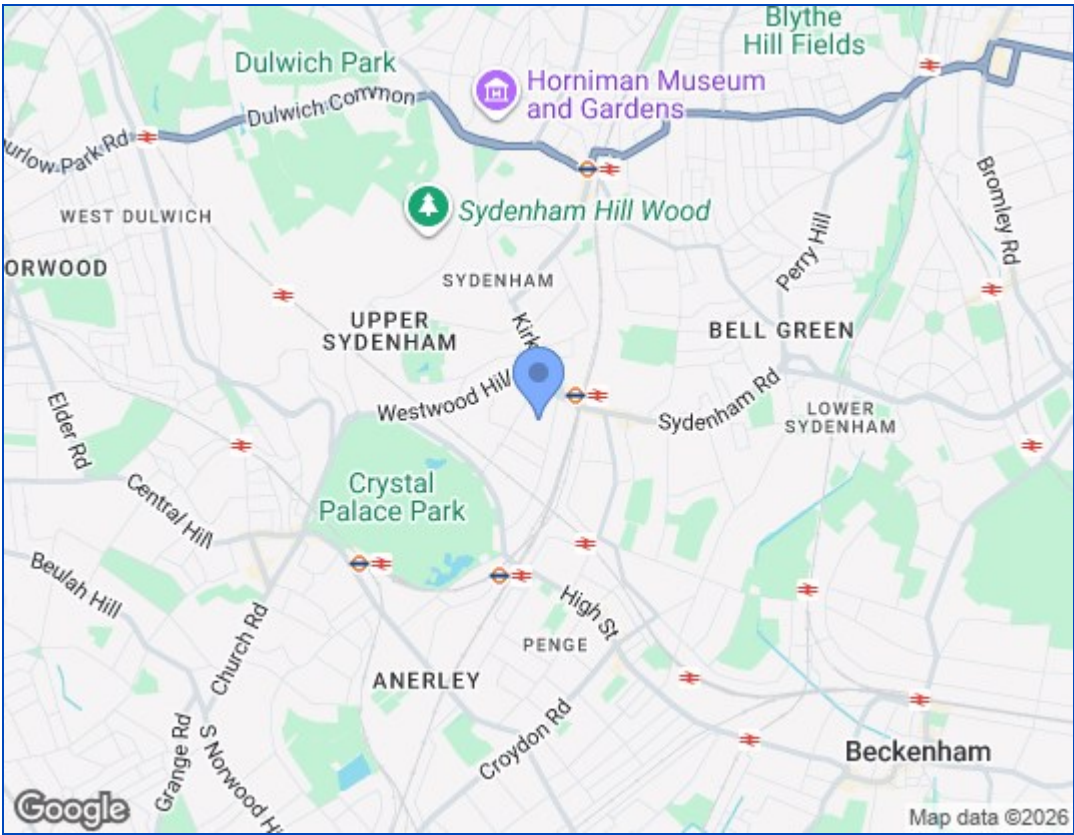
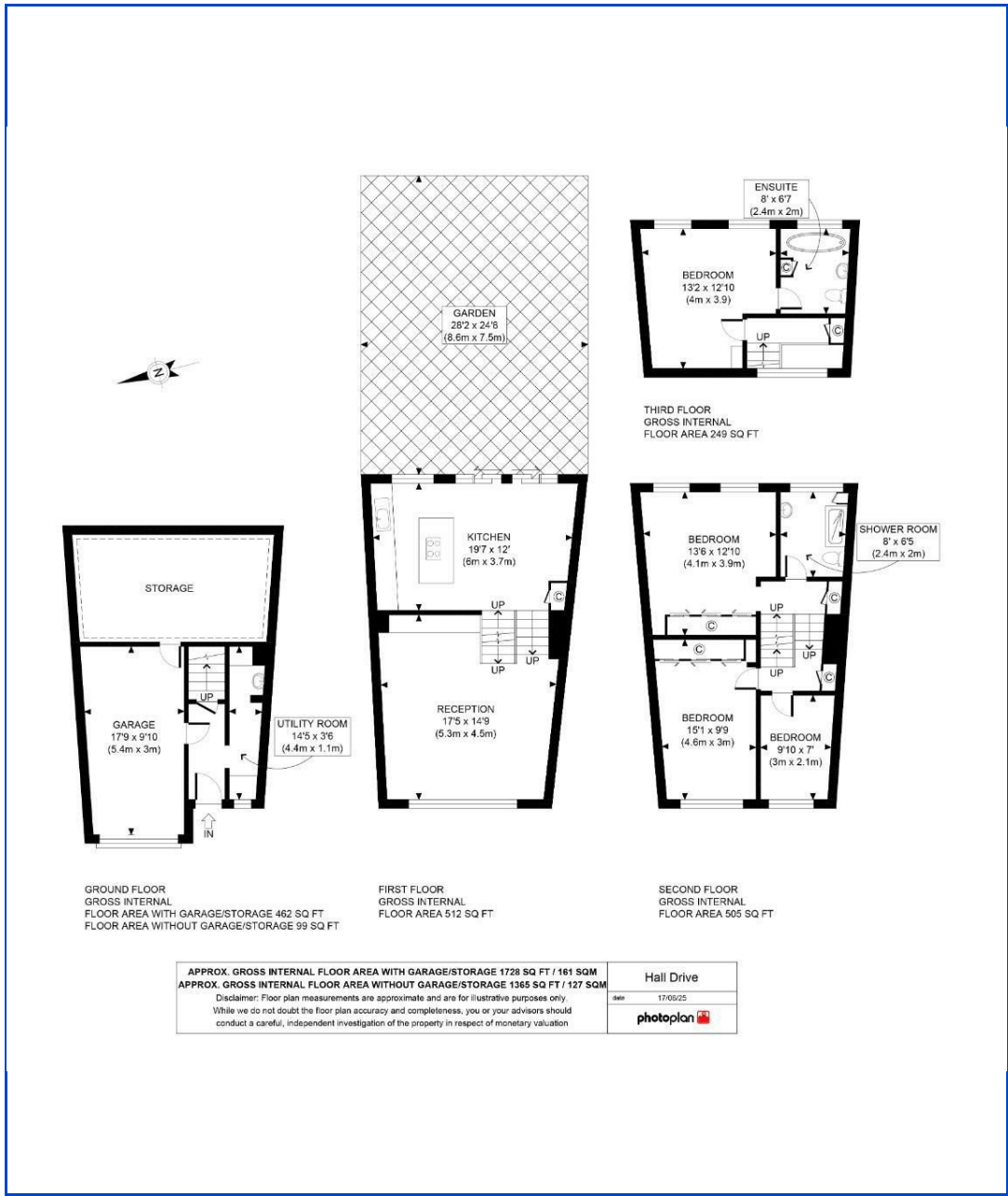
020 8488 0011

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









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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

