



## Westwood Hill, Sydenham

Asking Price £270,000



## Property Summary

Property World is proud to act as sole agents on this one bedroom lower ground floor period conversion flat. Forming part of a large detached Victorian building on Westwood Hill, this beautiful flat is close to all local amenities, transport links and Crystal Palace Park. The accommodation is well proportioned and offered in what we consider to be excellent condition throughout. Benefiting from SHARE OF FREEHOLD, this is an ideal first time buy. Located within an impressive Victorian semi detached in the heart of Upper Sydenham, the flat is nicely positioned for all local amenities, shops, restaurants and transport links. The flat also provides easy access into Crystal Palace. The details include: large lounge with wood floors and white neutral walls, double bedroom plus under stairs office space. The flat further benefits from SHARE OF FREEHOLD. Please call Property World to make an appointment to view.

## Property Summary

- One bedroom flat
- Period conversion
- SHARE OF FREEHOLD 900+ YEARS
- Fabulous location
- Beautifully presented
- Ideal first time purchase
- COUNCIL TAX BAND B
- Excellent order
- Must be viewed

## Our Vendor Loves...

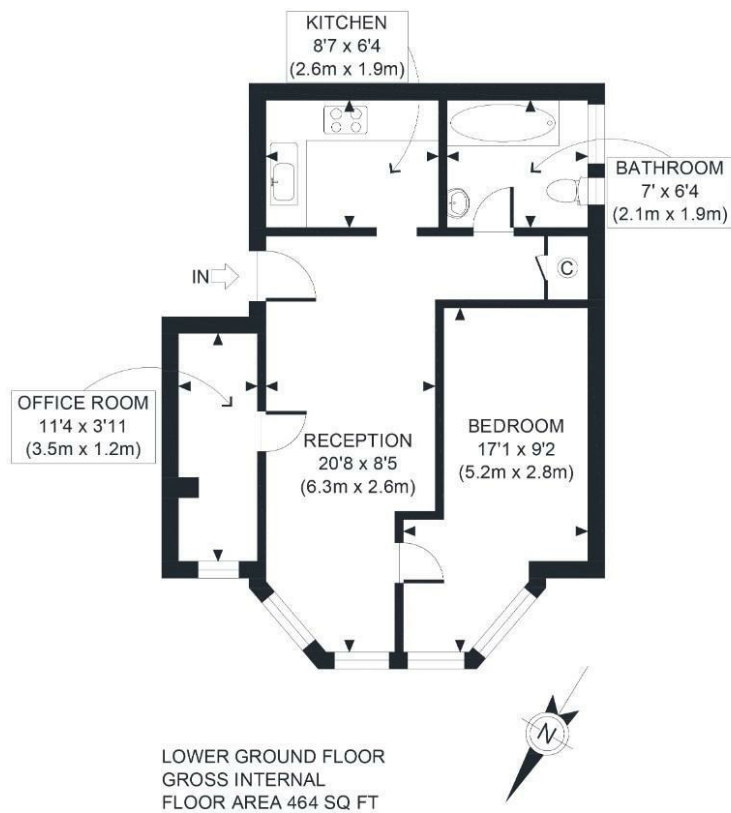
"The location of this flat has been fantastic, with easy access to the shops and eateries in both the Crystal Palace Triangle and Sydenham, plus being just a stones throw from two beautiful parks. I loved the high ceilings, period features, spacious rooms, large double glazed bay windows and friendly neighbours."











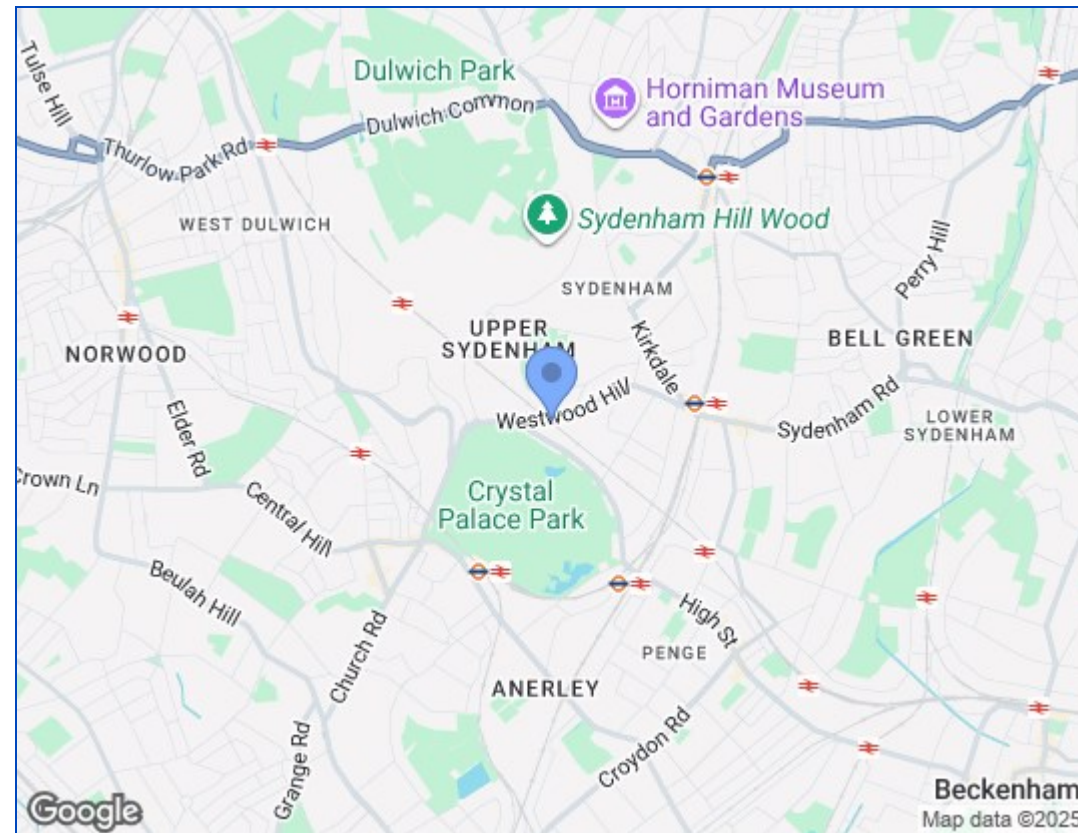
**APPROX. GROSS INTERNAL FLOOR AREA 464 SQ FT / 43 SQM**

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

**Westwood Hill**

date 20/12/24

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>	65	76
(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	

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