



Droitwich Close, SE26
£449,950

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In general

- An attractive ground floor purpose built apartment
- Spacious accommodation - 832 sq ft
- Two double bedrooms
- 25' x 15' lounge/dining room
- Fitted kitchen, modern bathroom
- Rear south facing balcony accessed from the lounge
- Communal gardens
- Single garage situated en-bloc
- Very well presented throughout

In detail

A modern second floor purpose built apartment for sale located in this popular residential cul-de-sac running off Sydenham Hill.

With a gross internal area of 832 sq ft the property offers particularly spacious accommodation which has been upgraded and modernised creating a very well presented interior. The accommodation comprises two good size bedrooms, large 25' x 15' lounge/dining room, fitted kitchen and modern bathroom. From the lounge, sliding doors give access to a south facing balcony with lovely views over the communal gardens and beyond. There is also a single garage situated en-bloc.

Droitwich Close is a popular residential cul-de-sac running off Sydenham Hill, well located for access to both East Dulwich and Crystal Palace which offer numerous cafes, bars and restaurants. Dulwich Village is also close by with its excellent schools, Picture Gallery and golf course. The nearest railway station is Sydenham Hill with services into London Victoria/Blackfriars.

An internal viewing of this fine apartment is advised.

EPC: D | Council Tax Band: C | SC: £1,500 per annum | GR: Peppercorn | BI: Inclusive of Service Charge | Lease Remaining: 920 years



Floorplan

Bath Court, SE26

Approximate Gross Internal Area
77.3 sq m / 832 sq ft



Ground Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

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