



Sydenham Hill, SE26  
£750,000

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# In general

- A bright and spacious townhouse for sale
- Spacious and well presented accommodation (1785 sq ft)
- Four bedrooms, two bathroom (one en-suite)
- Spacious double reception room
- Fitted kitchen/break fastroom
- Cloakroom, utility area
- Integral double length garage
- South facing terrace, private enclosed front garden
- Offered with no onward chain

# In detail

A bright and spacious townhouse for sale situated in this popular development set back from Sydenham Hill.

The property has a gross internal area of 1785 sq ft and offers spacious and flexible living accommodation arranged over four floors comprising master bedroom with en-suite bathroom, three further bedrooms, family bathroom, a large bright and spacious double reception room, fitted kitchen/breakfast room, cloakroom, utility area and integral double length garage. Externally to the rear there is a south facing terrace accessed from the reception room and to the front an enclosed private patio garden.

The property occupies an elevated position and offers panoramic views over Dulwich Woods and beyond towards central London. Sydenham Hill is well located for access to Dulwich Village, East Dulwich and Crystal Palace which offer a wide variety of shopping and leisure facilities, excellent schools and popular parks.

Rail links to central London are from nearby Sydenham Hill (London Victoria/London Blackfriars), Crystal Palace (London Bridge/London Victoria) and Sydenham (London Bridge/Thameslink).

The property is offered with no onward chain and gives an incoming buyer an excellent opportunity to create their ideal family home.

EPC: E | Council Tax Band: E | Freehold





# Floorplan

## Sydenham Hill, SE26

Approximate Gross Internal Area

Basement / Garage = 31.3 sq m / 337 sq ft

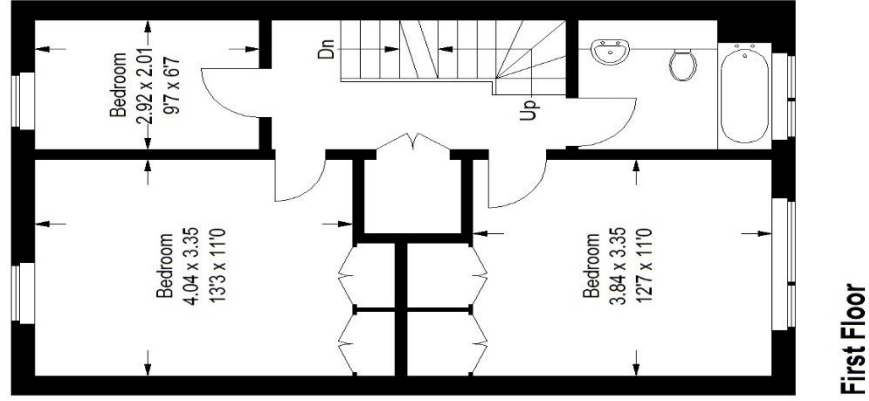
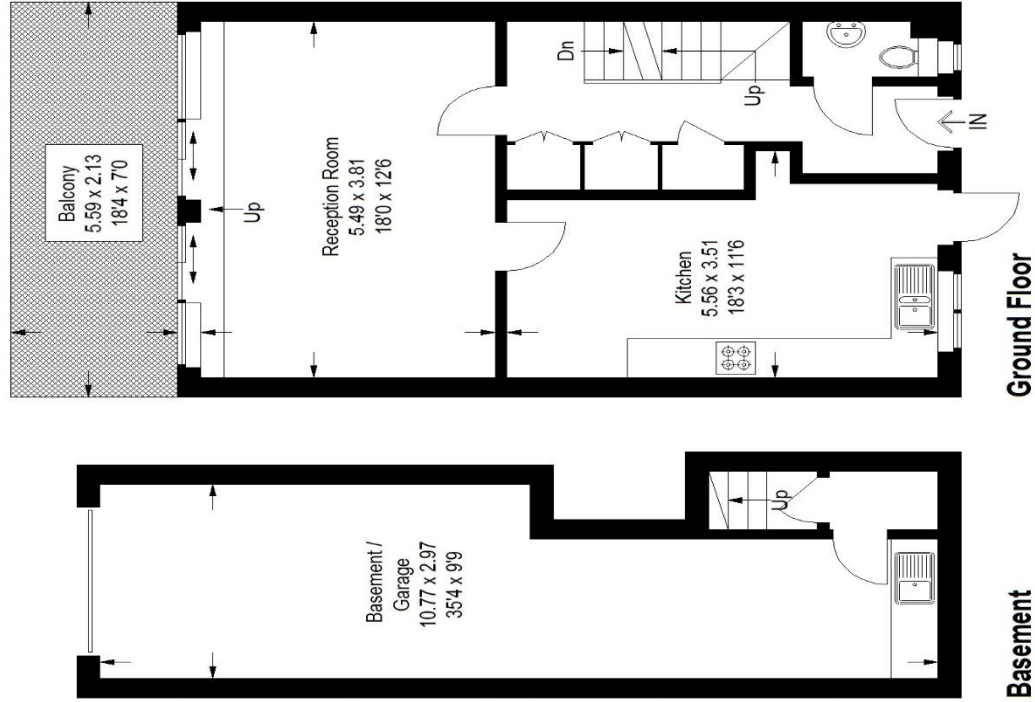
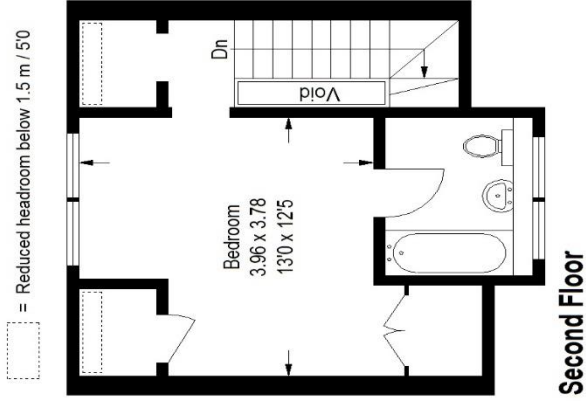
Ground Floor = 53.1 sq m / 572 sq ft

First Floor = 52.3 sq m / 563 sq ft

Second Floor (Excluding Void)

29.1 sq m / 313 sq ft

Total = 165.8 sq m / 1785 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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