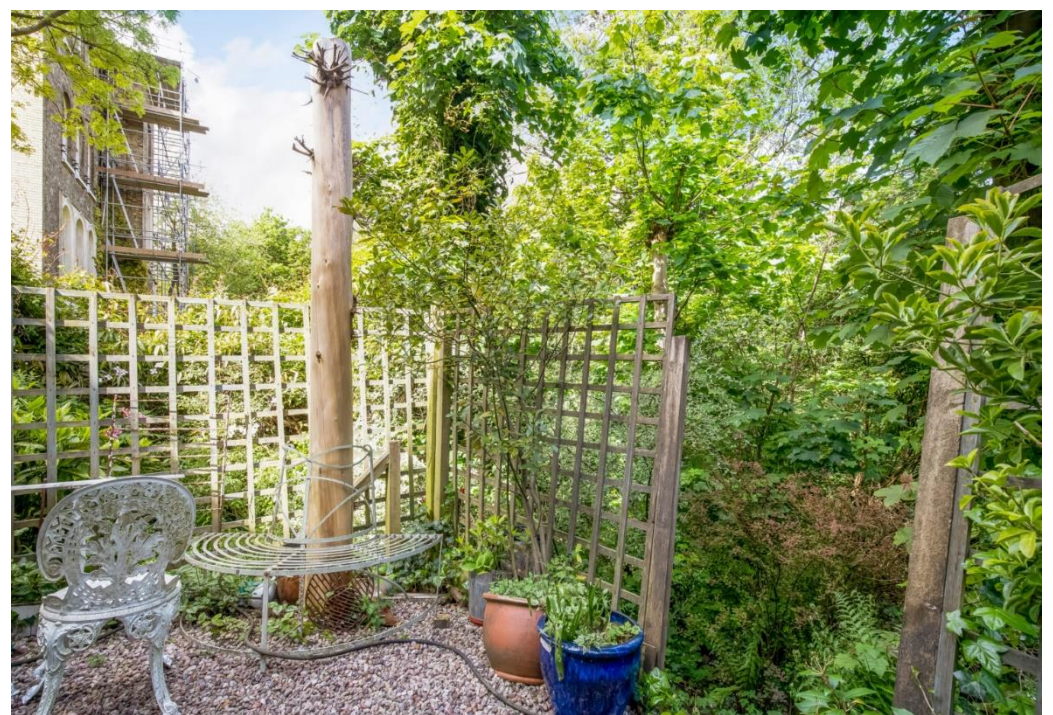




Sydenham Hill, SE26
£449,950

020 8702 8111
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In general

- A well-presented 2 bedroom house set within this popular terrace set back from Sydenham Hill
- Front reception room
- Kitchen/breakfast room
- Bathroom
- Conservatory
- Attractive garden
- Off street parking
- Popular location

In detail

A well-presented 2-bedroom house for sale within this popular terrace set back from Sydenham Hill.

This lovely property offers very attractive accommodation over 2 floors comprising 2 bedrooms, family bathroom, further loft room, front reception room, good sized fitted kitchen and conservatory. Externally there is a lovely, secluded garden which backs directly onto woodland. To the front there is off street parking. Crystal Palace is close-by with its numerous cafes, restaurants and shopping facilities. Both Dulwich Village and East Dulwich and easily accessible with numerous shopping and leisure facilities. Rail links to central London are from nearby Crystal Palace and Sydenham Hill stations.

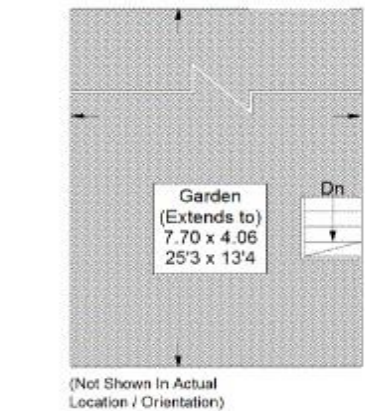
Internal viewing advised.



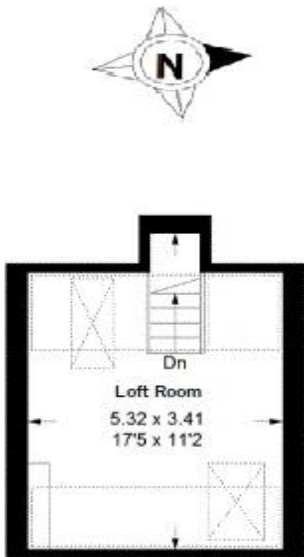
Sydenham Hill SE26

Approximate Gross Internal Area
Ground Floor = 33.3 sq m / 358 sq ft
First Floor = 24.9 sq m / 268 sq ft
Loft = 17.0 sq m / 183 sq ft
Total = 75.2 sq m / 809 sq ft

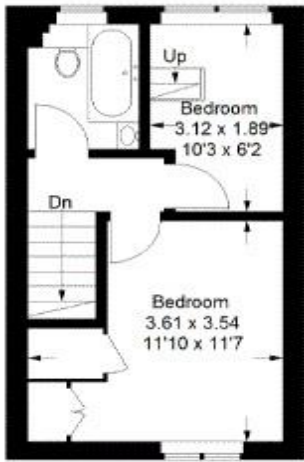
[Hatched Box] = Reduced Headroom Below 1.5 M / 5'0"



Ground Floor



Loft



First Floor

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

70 | C

86 | B

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