



Westwood Hill SE26  
Guide Price £400,000-£425,000

0208 702 9777  
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# In general

- Impressive hall floor apartment
- Superb open plan reception
- Wealth of period features
- One bedroom
- Excellent transport links
- Beautifully maintained communal gardens
- Off street parking
- No onward chain
- Share of Freehold

# In detail

An extremely impressive hall floor apartment of 632 sq ft, centrally located in Sydenham, close to a wealth of amenities, excellent transport links and green open spaces

A blue plaque to the front of this beautiful and imposing detached residence serves as a historical marker, commemorating the life of Sir Ernest Shackleton.

Enjoying a wealth of period features, higher than average ceilings throughout, an incredible bay window with four, almost floor to ceiling windows, original wood flooring and beautiful ceiling roses and coving.

Flooded with natural light, the space is impressive, comprising an open plan reception / kitchen of 21'6ft, providing ample space to lounge, dine and entertain, a double bedroom with fitted wardrobes to the rear overlooking the beautifully maintained communal garden, and a contemporary the shower room.

Further benefits include off street parking and no onward chain.

A fantastic flat, in a prime location in Sydenham; within close proximity of Sydenham Overground, the wonderful Crystal Palace Park and some great coffee shops and restaurants locally.

EPC: D | Council Tax Band: B | Lease: TBC | SC: TBC | GR: TBC

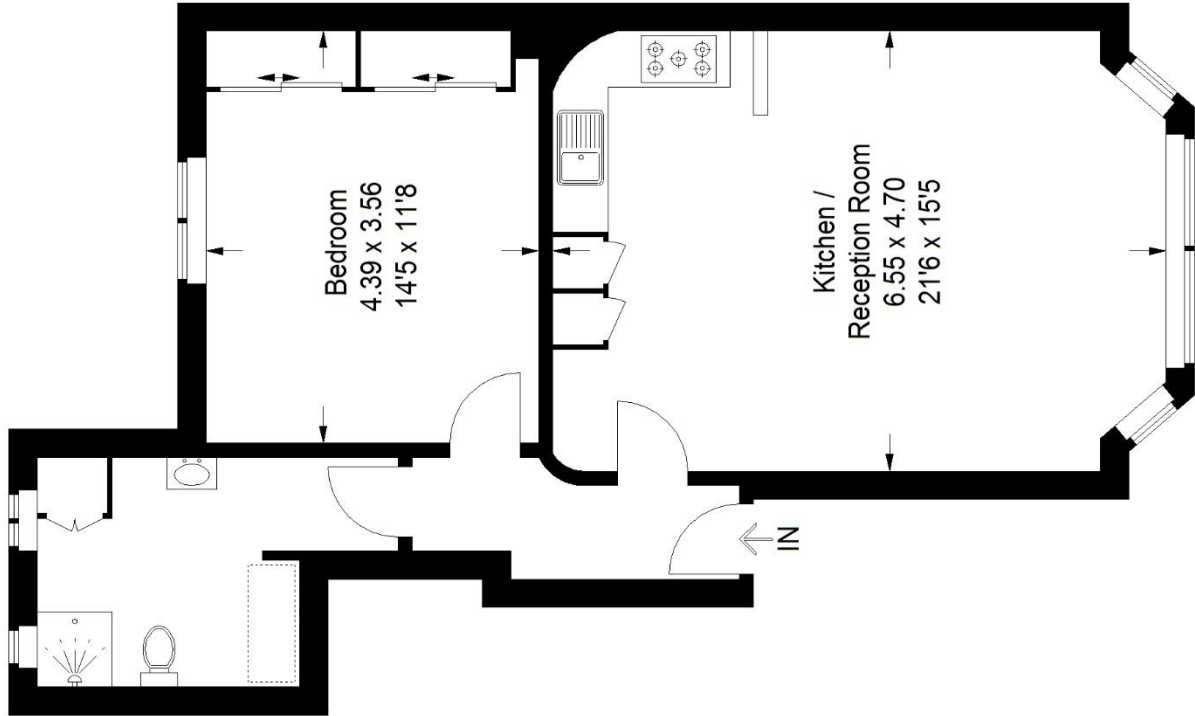


# Floorplan

Westwood Hill, SE26

Approximate Gross Internal Area

58.7 sq m / 632 sq ft



## Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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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             | 64   D  | 78   C    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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