



Westwood Hill, Sydenham

Guide price £400,000

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Property Summary

GUIDE PRICE £400,000 - £425,000.

Propertyworld is delighted to present this extremely spacious, three bedroom, split level apartment in the heart of the Lawrie Park Triangle in Upper Sydenham. The property is bright and airy, with an abundance of natural light throughout. The apartment is on the top floor of a low level, well maintained development, so benefits from no one else living above. In total there is almost 1100 square feet of living accommodation, larger than many houses!. The accommodation comprises a huge 21ft reception / dining area with stripped wooden flooring, which is dual aspect, and boasts four windows which flood the room in sunlight light. Off the reception is a generously sized kitchen with a range of fitted wall and base units, with space for a dishwasher, washing machine and fridge / freezer and tiled flooring. There is also a handy separate W.C. Upstairs you will find three bedrooms, all of which are doubles, although the third is smaller than the main two bedrooms. There is a well appointed family bathroom and a huge storage room which itself is 9.8 x almost 5 ft wide; perfect for storage but it could also work as a study room or home office. The flat further benefits from double glazing throughout, off street parking and communal gardens.

Location wise it is hard to beat. You are a short stroll to both Sydenham Wells Park and the award winning Crystal Palace Park. Sydenham train and overground station is close by, and walkable, with Sydenham High street offering a wealth of options to eat, drink and shop. In addition, you can easily reach both Penge Centre and the Crystal Palace Triangle with its array of fine dining option, quirky independent shops and fabulous cafés and gastropubs.

This is a cracking first time buy and we anticipate significant demand so please call Propertyworld to register your interest.

Sydenham
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www.propertyworlduk.net

Key Features

- Three bedrooms
- Split level
- Almost 1100 square feet
- Stripped wooden flooring
- Huge reception room
- Large fitted kitchen diner
- Storage room or study room
- Double glazing
- Bright and airy
- Off street parking
- Communal gardens

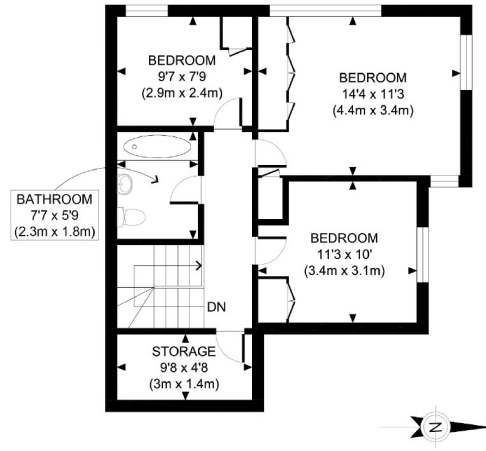
Our Vendor loves...

Our Vendor Loves...

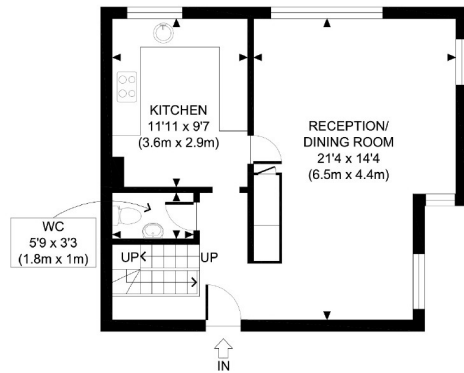
"We've loved our time in this flat, which we all call The Treehouse. It really feels like a house as soon as you walk inside, and the open plan living and dining area has been great for our two active little kids. The building has a great community feel and we love our neighbours, who all look out for each other. Being sandwiched between two brilliant parks, Crystal Palace and Sydenham Wells, has been amazing, and it's a quick walk to either Sydenham or the Triangle for shopping and eating out. We're going to miss it!"







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 548 SQ FT

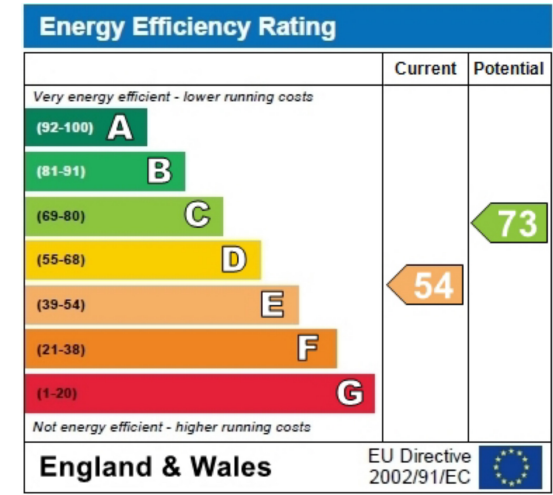


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 492 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1040 SQ FT / 97 SQM

Ref: Copyright **photoplan**

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.