



Sydenham Hill, SE26  
Guide £550,000 - £600,000

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# In general

- A very attractive two-bedroom apartment
- Spacious accommodation - 786 sq ft
- Two good size bedrooms
- Two bathrooms (one en-suite)
- 21' x 15' lounge/dining room
- Modern fitted kitchen
- South east facing rear balcony
- Very well presented throughout

# In detail

A very attractive two-bedroom apartment for sale situated on the ground floor of this imposing double-fronted Victorian villa.

The property is presented in attractive decorative order and offers spacious accommodation comprising two good-sized bedrooms, two bathrooms (one en-suite), a large 21' x 15' lounge/dining room and a modern fitted kitchen. There are generous amounts of storage throughout the apartment that make the most of the high ceilings. From the reception room there is a access to a private south-east facing balcony. The development also offers a security entry phone system, as well as off-street parking and covered cycle storage.

Woodside Villa is well located for access to nearby Crystal Palace and East Dulwich which offer numerous shopping facilities, cafes, restaurants and bars. The popular Crystal Palace Park is within just a few hundred yards. Dulwich Village is also easily accessible with its excellent schools, Picture Gallery, golf course, numerous boutiques and restaurants. Rail links to central London are from nearby Sydenham Hill station (London Victoria & Blackfriars). Bus services to central London run along Sydenham Hill.

Internal viewing of this fine apartment is advised.

EPC: C | Council Tax Band: D | Lease Remaining: 114 years | SC: £1,700 per annum | GR: £125.00 | BI: £0



# Floorplan

## Woodside Villa, SE26

Approximate Gross Internal Area  
73.0 sq m / 786 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	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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