



Bath Court, SE26
£475,000

020 8702 8111
[pedderproperty.com](https://www.pedderproperty.com)

pedder



In general

- A modern first floor purpose built apartment sale located in this popular residential cul-de-sac
- Particularly spacious - 980 sq ft
- Three bedrooms
- 15' x 14' lounge
- Fitted kitchen open-plan to dining area
- Bathroom
- Lovely south facing rear balcony
- Single garage situated en-bloc
- Offered with no onward chain

In detail

A modern first floor purpose built apartment for sale located in this popular residential cul-de-sac running off Sydenham Hill.

With a gross internal area of 980 sq ft the property offers particularly spacious accommodation comprising 3 bedrooms, large 15' x 14' lounge, fitted kitchen open-plan to dining area and bathroom. From the lounge, sliding doors give access to a south facing balcony with lovely views over the communal gardens and beyond. There is also a single garage situated en-bloc.

Droitwich Close is a popular residential cul-de-sac running off Sydenham Hill, well located for access to both East Dulwich and Crystal Palace which offer numerous cafes, bars and restaurants. Dulwich Village is also close by with its excellent schools, cafes, restaurants, Picture Gallery and golf course. The nearest railway station is Sydenham Hill with services into London Victoria and Blackfriars.

The property is offered with no onward chain.

EPC: C | Council Tax Band: D | Lease: 959 Years Remaining | SC: £1886 | GR £ TBC



Floorplan

Bath Court, SE26

Approximate Gross Internal Area
91.0 sq m / 980 sq ft



First Floor

Copyright www.pedderproperty.com © 2023

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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.