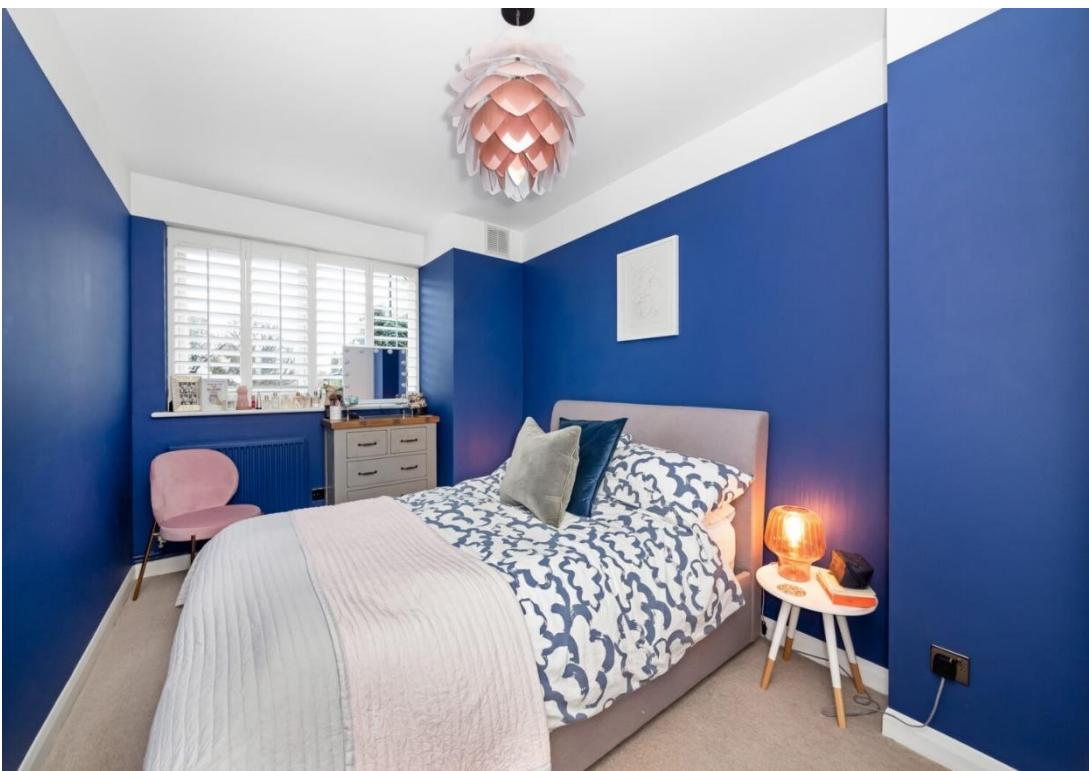




Westwood Hill, SE26
Guide - £350,000 - £375,000

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In general

- Raised ground floor apartment
- 17'3 x 17'1 ft Reception
- Two double bedrooms
- Renovated kitchen
- Bathroom and separate WC
- Communal gardens
- Off street parking

In detail

Located on the crest of Westwood Hill is this two bedroom apartment set back from the road by a private drive.

These mid century properties provide wonderful lateral living space, light filled accommodation, superb storage and off-street parking, all within close proximity of Crystal Palace Park, The Triangle and excellent transport links. The seller has created a cosy, enveloping space by using a rich palette of colours, signature pieces and natural materials. Comprising a 17'3 x 17'1 ft reception, including dining area, which would comfortably host a party of 6, a kitchen which is fresh and functional with a charming butlers sink and wood block work surfaces, two double bedrooms, bathroom and separate WC.

This location is well placed for rail links at both Sydenham and Sydenham Hill stations, as well as the variety of leisure facilities, restaurants and coffee shops, all within close proximity. Crystal Palace Park offers a weekly Sunday market, 200 acres of space to enjoy, music events and a Brown & Green café.

EPC: C | Council Tax Band: C | Lease: 143 Years Remaining | SC: £2,155.25 pa | GR: £0 | BI: Included in SC

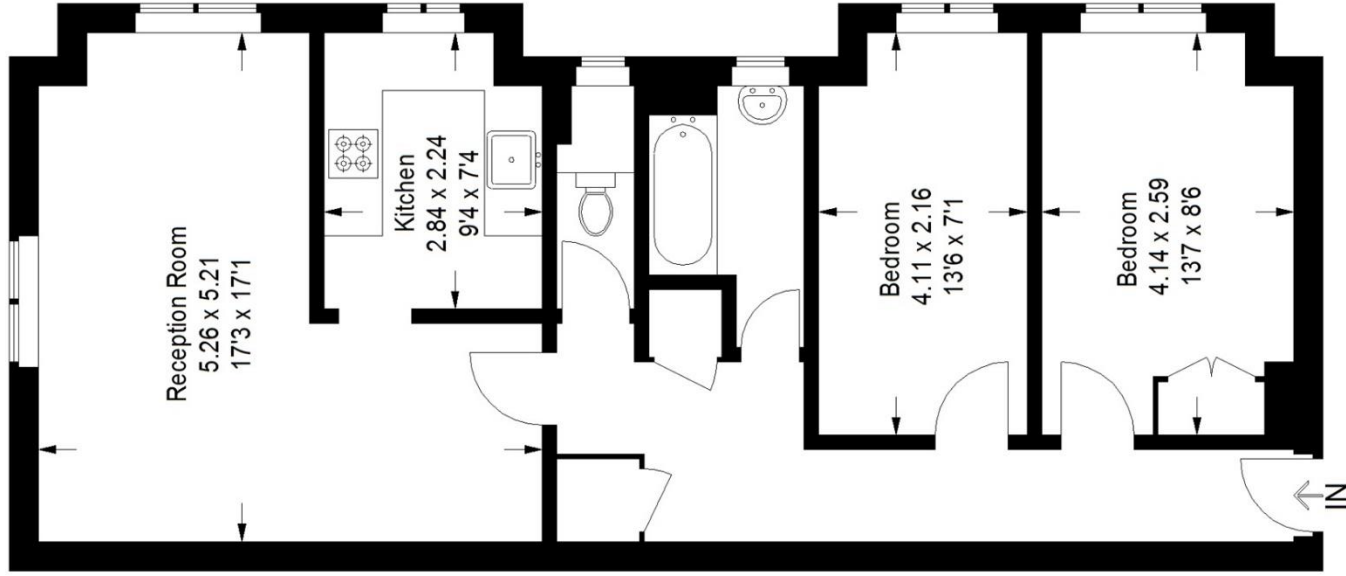


Floorplan



Westwood Hill, SE26

**Approximate Gross Internal Area
65.5 sq m / 705 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		
55-68	D	77 C	68 C
39-54	E		
21-38	F		
1-20	G		

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