



Sydenham Hill, SE26  
£800,000

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

**pedder**



# In general

- A bright and spacious townhouse for sale situated in this popular development set back from Sydenham Hill.
- Master bedroom with en-suite shower room
- Three further bedrooms
- Two reception rooms
- Family bathroom, downstairs cloakroom
- Double length garage
- Lovely south facing rear terrace
- Enclosed private patio garden to the front
- Elevated position allowing panoramic views over Dulwich Woods and beyond towards Central London
- Offered with no onward chain

# In detail

A bright and spacious townhouse for sale situated in this popular development set back from Sydenham Hill.

The property has a gross internal area of 1727 sq ft and offers spacious and flexible living accommodation arranged over four floors comprising master bedroom with en-suite shower room, three further bedrooms, family bathroom, a large bright and spacious reception room, fitted kitchen/dining room, cloakroom and integral double length garage. Externally to the rear there is a lovely south facing terrace accessed from the reception room and to the front an enclosed private patio garden.

The property occupies an elevated position and offers panoramic views over Dulwich Woods and beyond towards central London. Sydenham Hill is well located for access to Dulwich Village, East Dulwich and Crystal Palace which offer a wide variety of shopping and leisure facilities, excellent schools and popular parks. Rail links to central London are from nearby Sydenham Hill (London Victoria/London Blackfriars), Crystal Palace (London Bridge/London Victoria) and Sydenham (London Bridge/Thameslink).

The property gives an incoming buyer an excellent opportunity to create their ideal family home. Offered with no onward chain.

EPC: D | Council Tax Band: E



# Floorplan

## Sydenham Hill, SE26

Approximate Gross Internal Area

Basement = 34.4 sq m / 370 sq ft

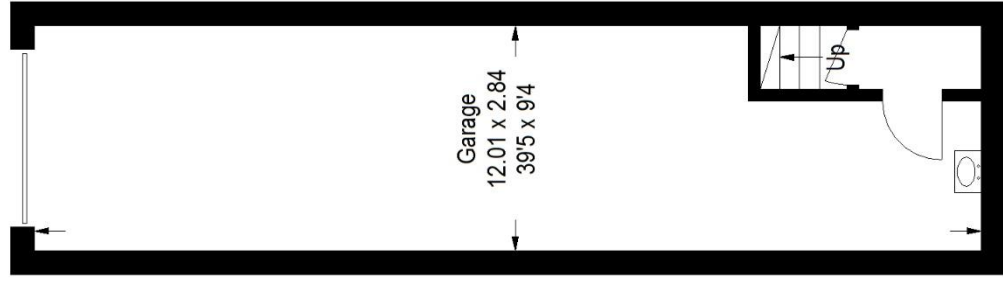
Ground Floor = 50.2 sq m / 540 sq ft

First Floor = 49.7 sq m / 535 sq ft

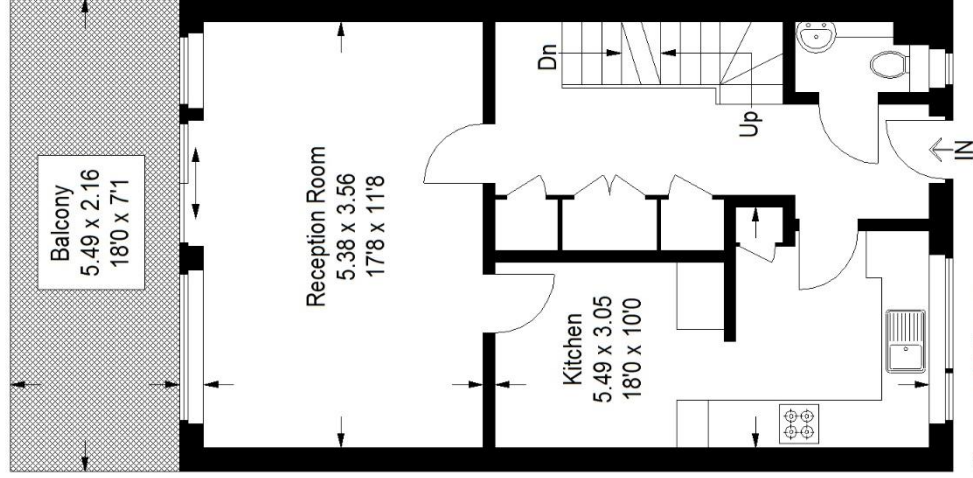
Second Floor = 26.2 sq m / 282 sq ft

Total = 160.5 sq m / 1727 sq ft

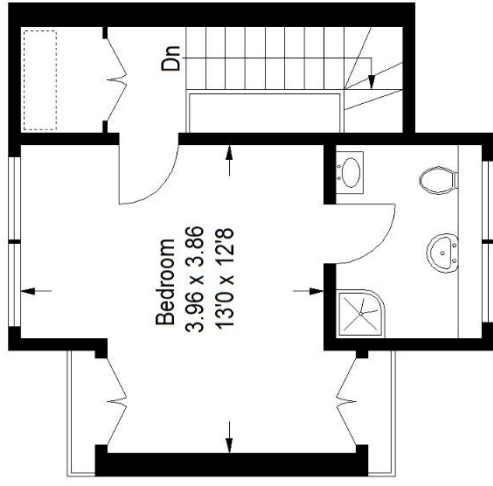
☐ = Reduced Headroom Below 1.5 M / 5'0"



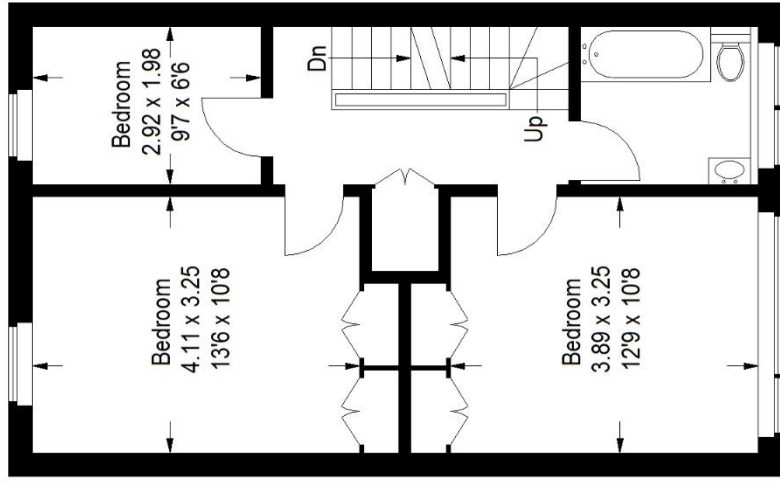
**Basement**



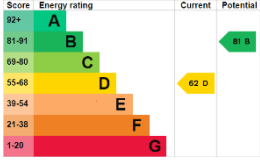
**Ground Floor**



**Second Floor**



**First Floor**



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.

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.