



Peak Hill, SE26
£550,000

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In general

- Direct access onto a private 60ft rear garden
- Two double bedrooms
- Walk in wardrobe / dressing room
- Ground floor Victorian conversion
- Recently refreshed throughout
- Quite residential location
- Moments from Sydenham Overground and high street
- No onward chain

In detail

A superb split level Victorian apartment with huge private garden, in a prime location in Sydenham, very close to Sydenham Overground and plenty of amenities along the high street.

The owner has added thoughtful design touches, enhancing the sense of light and volume throughout, and creating a calm and inviting home for a new owner to immediately enjoy.

Comprising a reception to the rear with a lovely bay and French doors opening onto the garden, a fitted galley kitchen, a master bedroom to the front with a charming window seat and storage, a second double bedroom, a family bathroom and a dressing room with superb fitted storage.

To the rear is a peaceful low maintenance garden, with a 60ft stretch of lawn and large deck capturing the evening sun. There is also rear access which would allow for off street parking (STP).

Peak Hill is moments from excellent transport links (Sydenham Overground) and green open spaces, including Crystal Palace Park. A short stroll away you'll find Sydenham High Street with plenty to offer, such as numerous coffee shops, shopping facilities, pubs, restaurants and gyms.

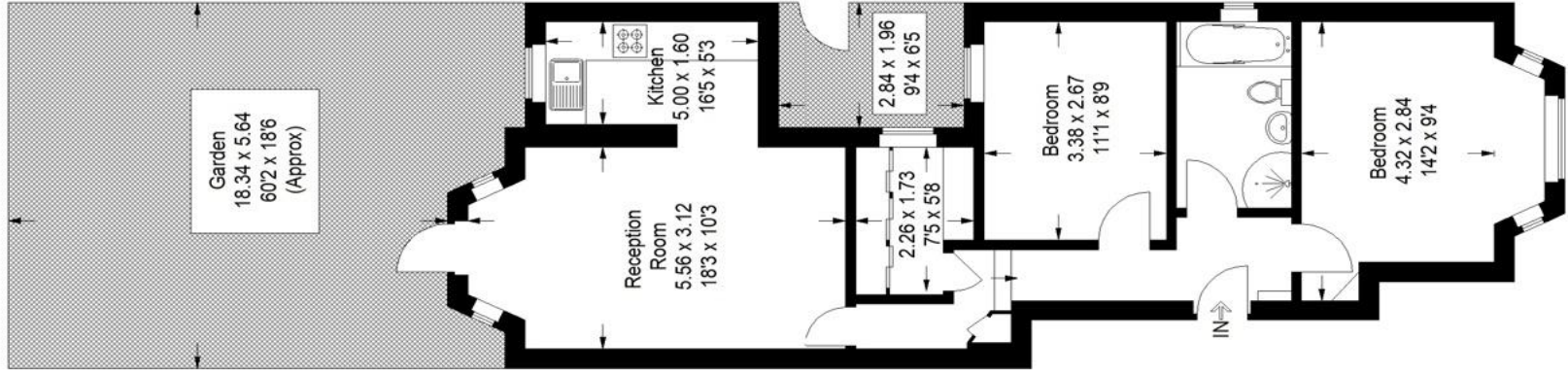
EPC: D | Council Tax Band: C | Lease: 105 Years Remaining | SC: £0 | GR: £0 | BI: £297.91



Floorplan

Peak Hill SE26

Approximate Gross Internal Area
63.1 sq m / 679 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	55 D	75 C
39-54	E		
21-38	F		
1-20	G		

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