



Harrogate Court, SE26
Guide £450,000 - £485,000

020 8702 8111
pedderproperty.com

pedder



In general

- A lovely ground floor purpose built apartment
- Upgraded and modernised to a high standard
- Particularly spacious - 837 sq ft
- Two double bedrooms
- 15' x 14' reception room with direct access to a small terrace
- Fitted kitchen open-plan to dining area
- Modern bathroom
- Beautifully presented throughout
- Single garage situated en-bloc

In detail

A lovely ground floor purpose built apartment for sale located on this popular residential cul-de-sac running off Sydenham Hill.

The property has been upgraded and modernised by the current owner to an extremely high standard creating a beautifully presented interior. With a gross internal area of 837 sq ft the property offers particularly spacious accommodation comprising of two double bedrooms, large 16' x 15' reception room with floor to ceiling sliding patio doors leading out to a small terrace, fitted kitchen open-plan to a dining area and modern bathroom. There is also a single garage situated en-bloc and further parking within the development. The property lies just a two minute walk from London Wildlife Trust's Sydenham Hill Wood and is set within attractive communal gardens, which current owners have converted into a private lawned area and vegetable patch.

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. The popular Dulwich Wood House pub is situated within approximately 100 metres. 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.

Internal viewing of this fine apartment is advised.

EPC: D | Council Tax Band: C | Lease: 96 Years Remaining | SC: Nil | GR: £1,257 | BI: TBC

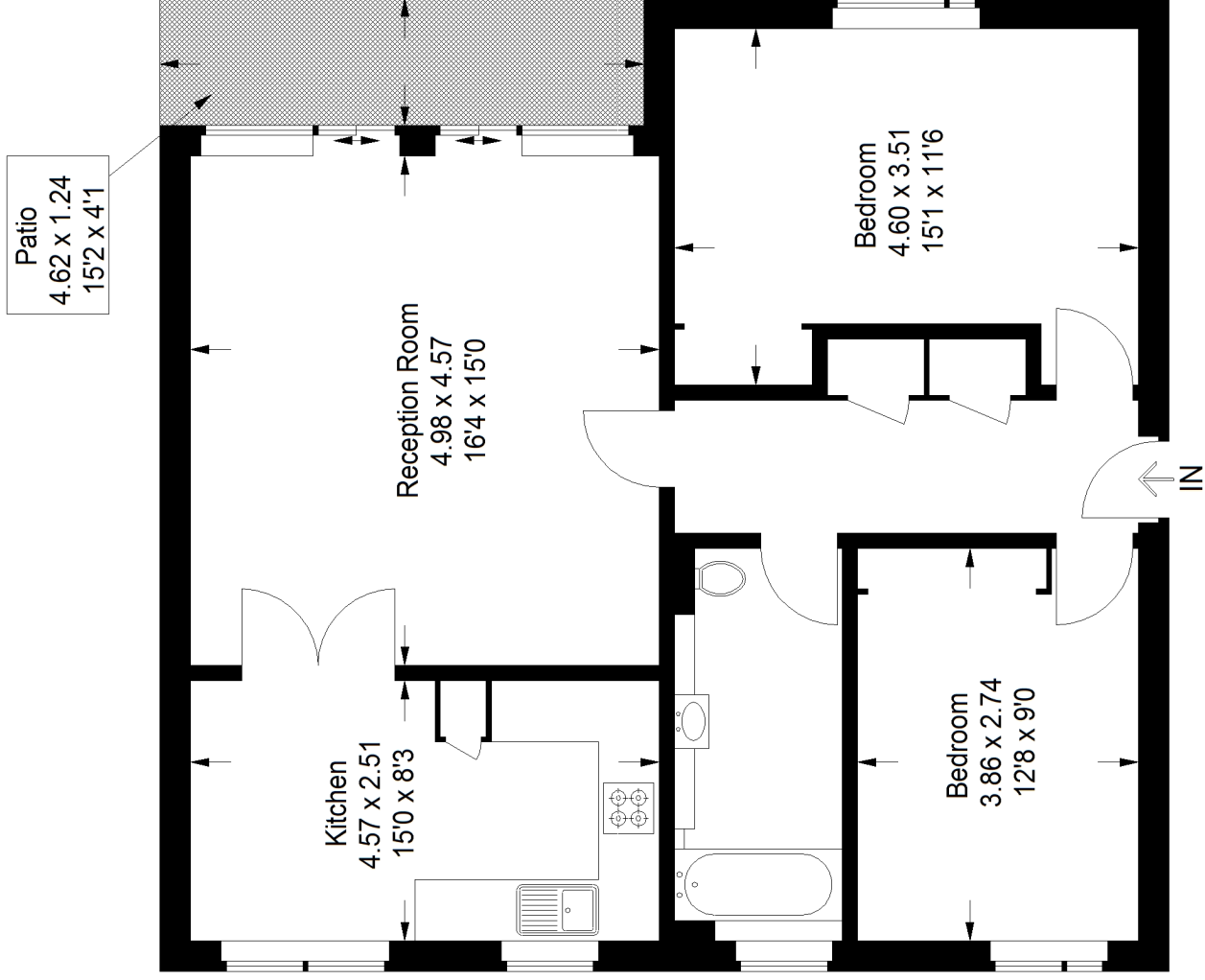


Floorplan

Harrogate Court, SE26

Approximate Gross Internal Area

77.8 sq m / 837 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2024

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	63 D	77 C
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.