

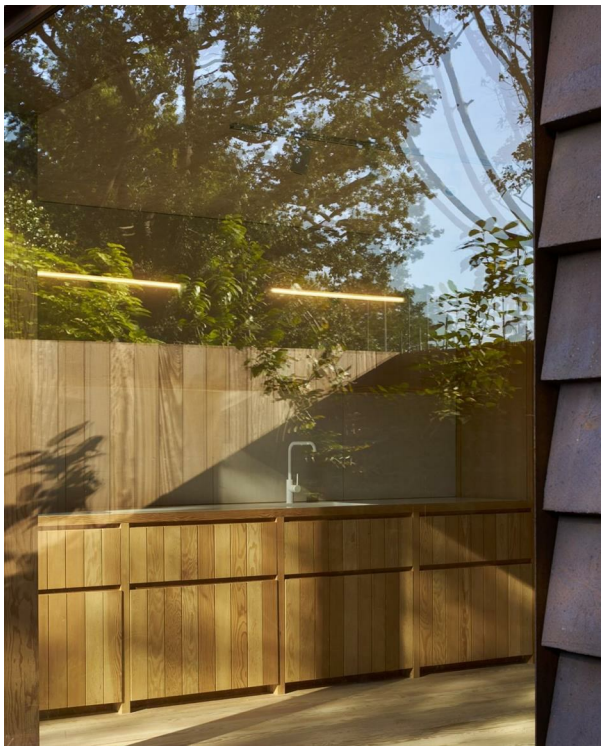


9 Sydenham Hill, SE26 | £895,000

02087029999

development@pedderproperty.com

pedder
NEW HOMES



In General

- 3 bedroom Duplex Penthouse
- Large Private Terrace
- Stunning views across South London
- Off Street Parking Available
- Whole top floor of development

In Detail

The Development

Villa Fontaine, a collection of 9 luxury, design led apartments, is situated in a desirable location between Dulwich and Crystal Palace. The exterior is designed with considered attention to quality and detail of the materials selected while adhering to the local context and character. The building benefits from handmade Danish brick cladding, handmade Douglas Fir joinery windows and exposed spruce and Douglas fir timber ceilings and partitions. All homes have private gardens or balconies, with perimeter fencing and soft perennial planting.

The Apartments

The apartments at Villa Fontaine have been extremely well considered and finished to the highest standard with a clean and contemporary design. For your peace of mind, each apartment comes with a comprehensive 10-year structural warranty.

1 – Apartment 1 is a 3 bedroom property on the garden level, measuring 925 SqFt with a private garden. (£750,000)

4 – Apartment 4 is a 2 bedroom property on the ground floor, measuring 800 SqFt with a private garden. (O.I.E.O £650,000)

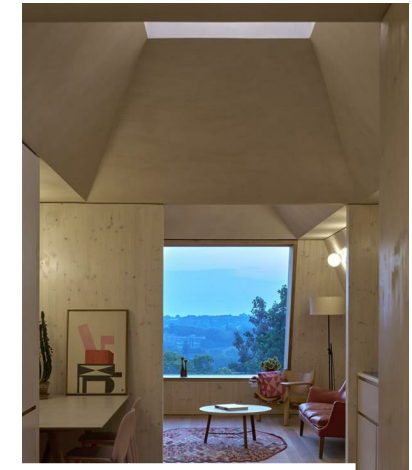
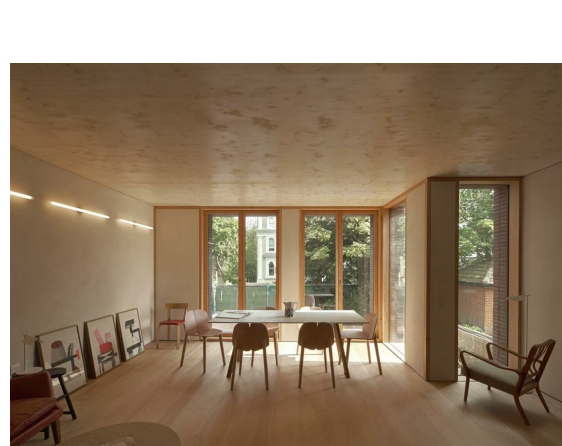
6 – Apartment 6 is a 2 bedroom property on the first floor, measuring 865 SqFt with a private balcony. (O.I.E.O £650,000)

9 – Apartment 9 is a 3 bedroom property comprising the whole top floor of the development. Measuring 1,375 SqFt it has access to a large terrace accessed through the kitchen and living space. (£930,000)

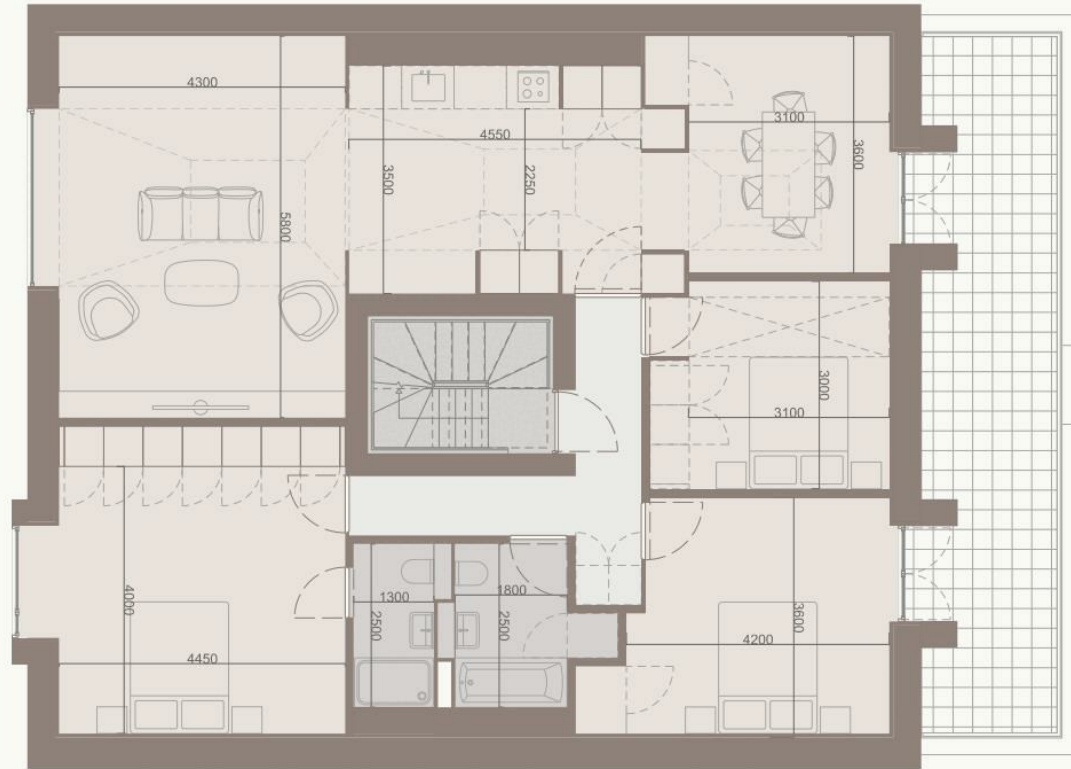
Parking spaces are available at £15,000 per space

The Area

Villa Fontaine is located between the popular areas of Dulwich, Crystal Palace and Sydenham, which is well served for local shops, cafes and green spaces.

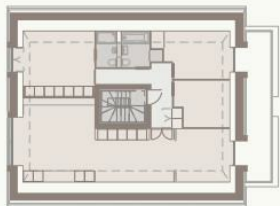


Floorplan



1. Kitchen/Living/Dining
2. Hallway
3. Principal Bedroom
4. En-Suite Bathroom
5. Bedroom 2
6. Bedroom 3
7. Bathroom
8. Private Balcony

Apartment 9
Third Floor



Energy Efficiency Rat

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) A		
81-101) B		
69-80) C		
55-68) D		
39-54) E		
21-38) F		
1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.