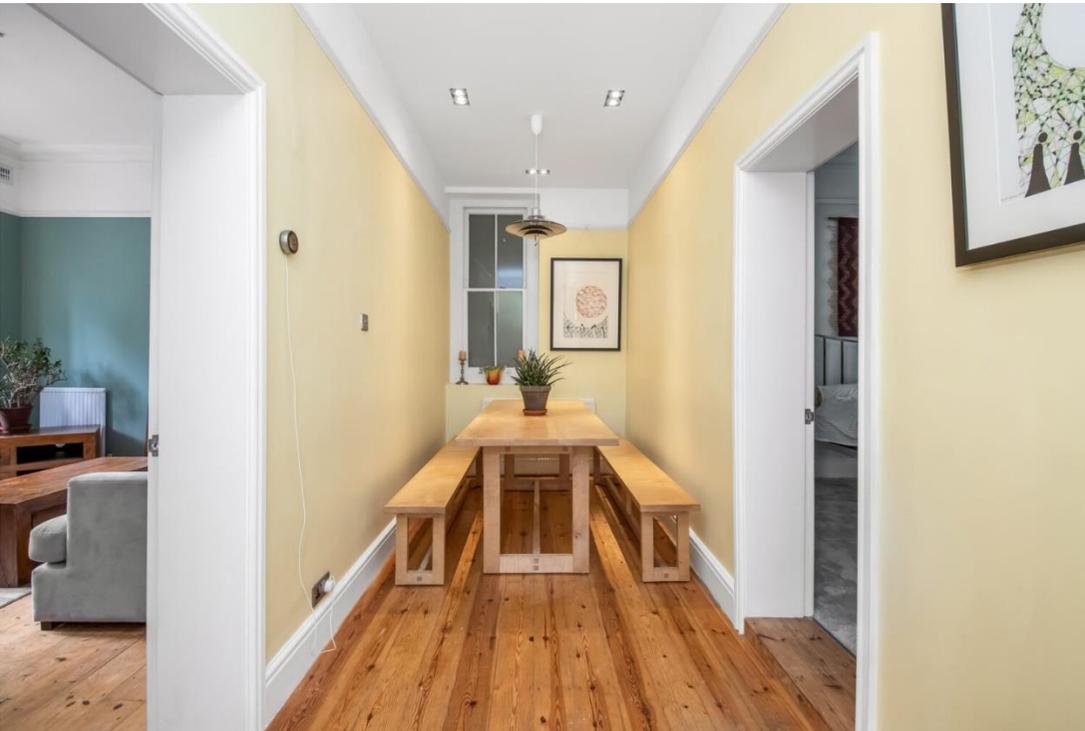




Westwood Hill , SE26  
£700,000

0208 702 9777  
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# In general

- Private south facing garden of 55'6 ft
- Reception with French doors
- Dining area
- Three bedrooms
- Family bathroom
- Private entrance
- Opposite Crystal Palace Park
- High ceilings throughout
- Garden Room with shower

# In detail

A superb ground floor three bedroom Victorian apartment with a wonderful private garden and studio, positioned on a sought after road directly opposite Crystal Palace Park.

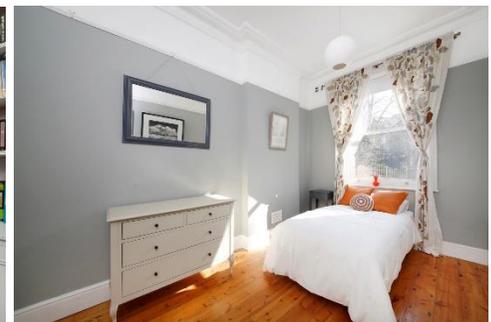
This generous accommodation totals 982 sq ft / 91.2 sq mtr encompasses the entire ground floor of an attractive Victorian building. The space has been extended, remodelled and reimagined by the current owners to offer a rare combination of space and style that has been tastefully finished throughout. The property is accessed via a private entrance which opens to a large lobby and adds to the feeling of roominess - a theme that continues throughout.

Those seeking characterful features will be pleased to note an abundance of period detail including wonderful high ceilings, stripped wood flooring, cast iron radiators, and large restored sash windows which allow for plenty of natural light.

Comprising a reception with beautiful French doors which open onto a large deck stretching the entire width of the garden, a beautifully design kitchen benefiting from stone work surfaces and a range of white gloss units providing maximum storage, whilst also maintaining a clean aesthetic, a large dining area which would be very welcome by those who like to entertain, three bedrooms and a family bathroom.

Externally the south facing garden is a generous 55'6 x 50'3 ft, providing a pleasant sanctuary on sunny days and also incorporates a garden room, adding valuable space for all manner of purposes whilst also complimenting the property.

EPC: D | Council Tax Band: C | Lease: 995 Years remaining | SC: £100pcm | GR: N/A | BI: £1135.17pa



# Floorplan

## Westwood Hill, SE26

Approximate Gross Internal Area  
(Excluding Garden Office / Shed)  
91.2 sq m / 982 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	72 C
39-54	E		
21-38	F		
1-20	G		

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