



Droitwich Close, SE26  
£450,000

020 8702 8111  
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# In general

- A modern second floor purpose built apartment for sale located in this popular residential cul-de-sac running off Sydenham Hill.
- Particularly spacious - 828 sq ft
- Two good size double bedrooms
- Reception room
- Kitchen/breakfast room
- Modern bathroom
- South facing rear balcony with views over attractive communal gardens
- Garage situated en-bloc
- Very well presented throughout
- Popular cul-de-sac location

# In detail

A modern second floor purpose built apartment for sale located in this popular residential cul-de-sac running off Sydenham Hill.

The property has been modernised to a high standard creating a very well presented interior and with a gross internal area of 828 sq ft offers particularly spacious accommodation comprising two good size bedrooms, reception room, fitted kitchen/breakfast room and modern bathroom. From the lounge, sliding doors give access to a south facing balcony with lovely views over the communal gardens and beyond. There is also a single garage situated en-bloc.

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. Dulwich Village is also close by with its excellent schools, Picture Gallery and golf course. The nearest railway station is Sydenham Hill with services into London Victoria/London Blackfriars.

An internal viewing of this fine apartment is advised.

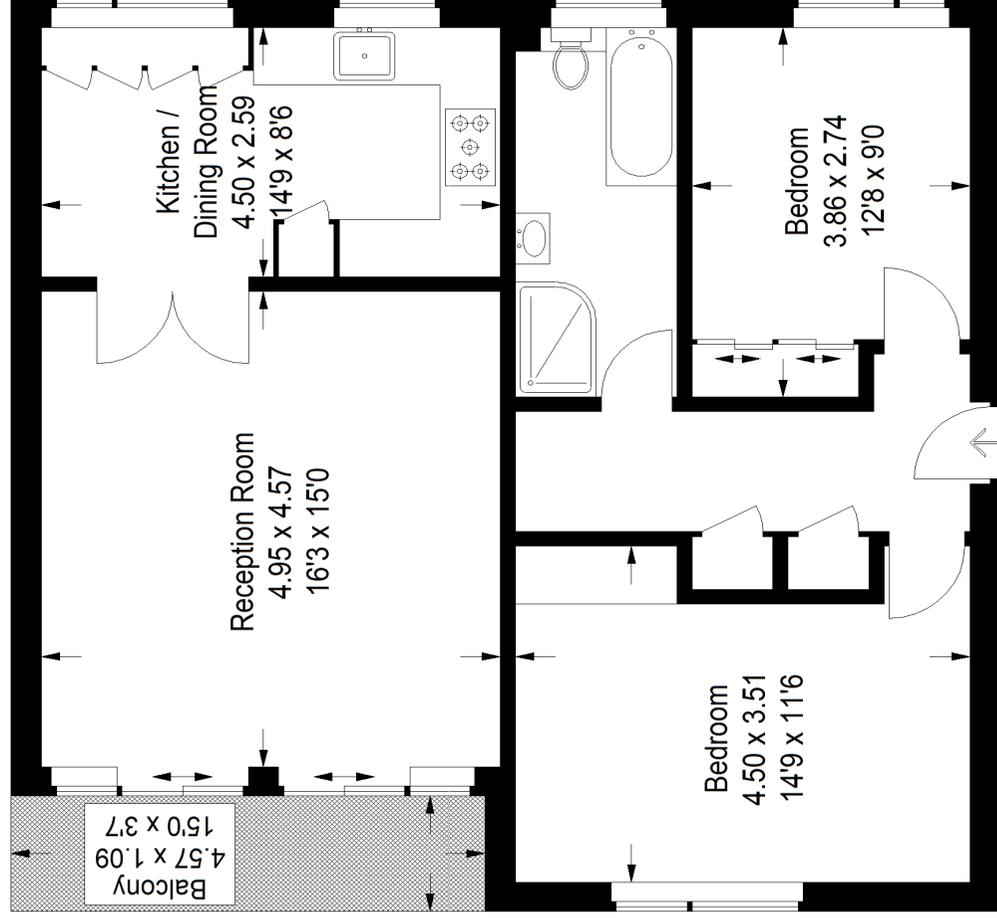
EPC: C | Council Tax Band: C | Lease: 959 years remaining | SC: £141.00pm ( approx.) | GR: Peppercorn | BI: Included in service charge



# Floorplan

## Bath Court, SE26

Approximate Gross Internal Area  
76.9 sq m / 828 sq ft



## Second 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	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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