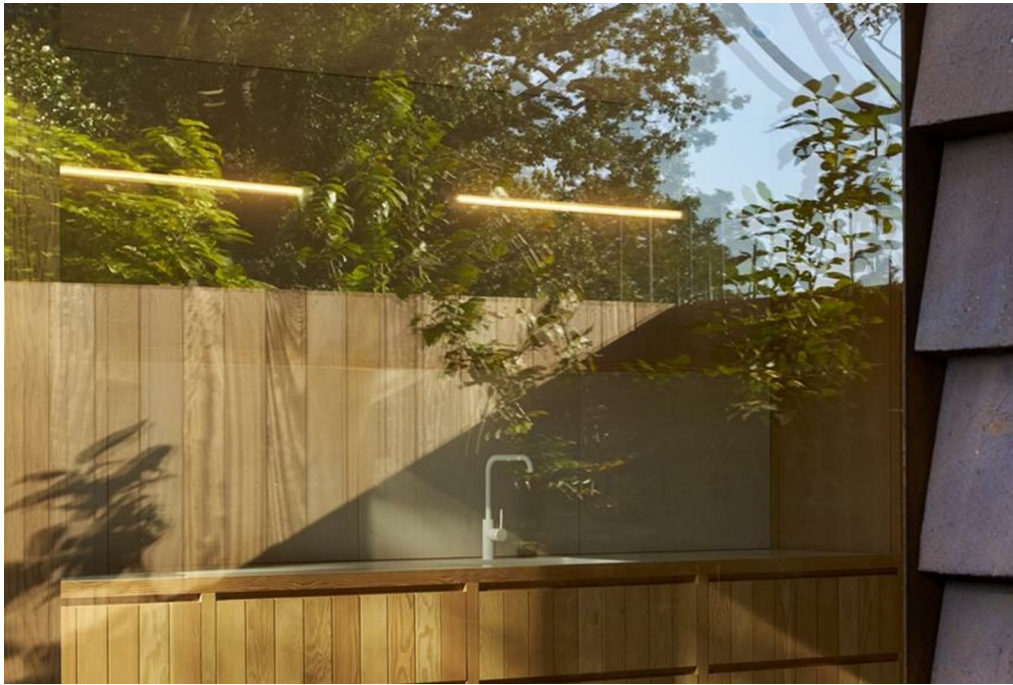




9 Sydenham Hill, SE26 6SH
£650,000

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development@pedderproperty.com

pedder
NEW HOMES



In General

- 2 Bedroom, 2 Bathroom
- Well proportioned
- Parking available
- Private Balcony

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)

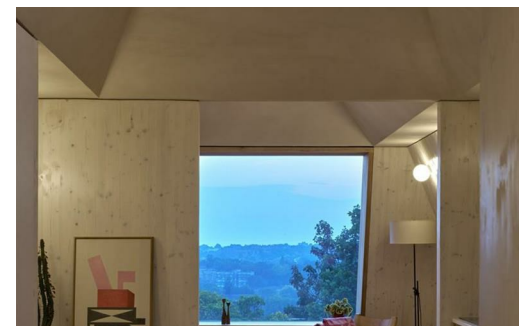
9 – Apartment 9 is a 3 bedroom property comprising the whole top floor of the development. Measuring 1,375 SqFt it has access to a large terrace accessed through the kitchen and living space. (£930,000)

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.

EPC: | Council Tax Band:



Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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		

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