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PORTICO



Sydenham Hill, Sydenham, SE23

£1,500,000 - Freehold



4 bedrooms, 2 Bathrooms

Preliminary Details

A substantial four double bedroom detached house set on a generous plot. Offering a gated front driveway and enormous garden, the property also includes three reception rooms, a generous kitchen, four double bedrooms and three bathrooms. The property also offers exciting potential to extend. Planning permission has been approved to carry out a full rear extension of the whole property and add a second floor in the process. Plans have been drawn up at the current owners expense and are available upon viewing the property. In a green setting, surrounding amenities include The Horniman Museum and Gardens, Sydenham Hill Wood and Dulwich Golf Club. Forest Hill train station is approximately a 15 minute walk away from the property and has plenty of amenities surrounding.

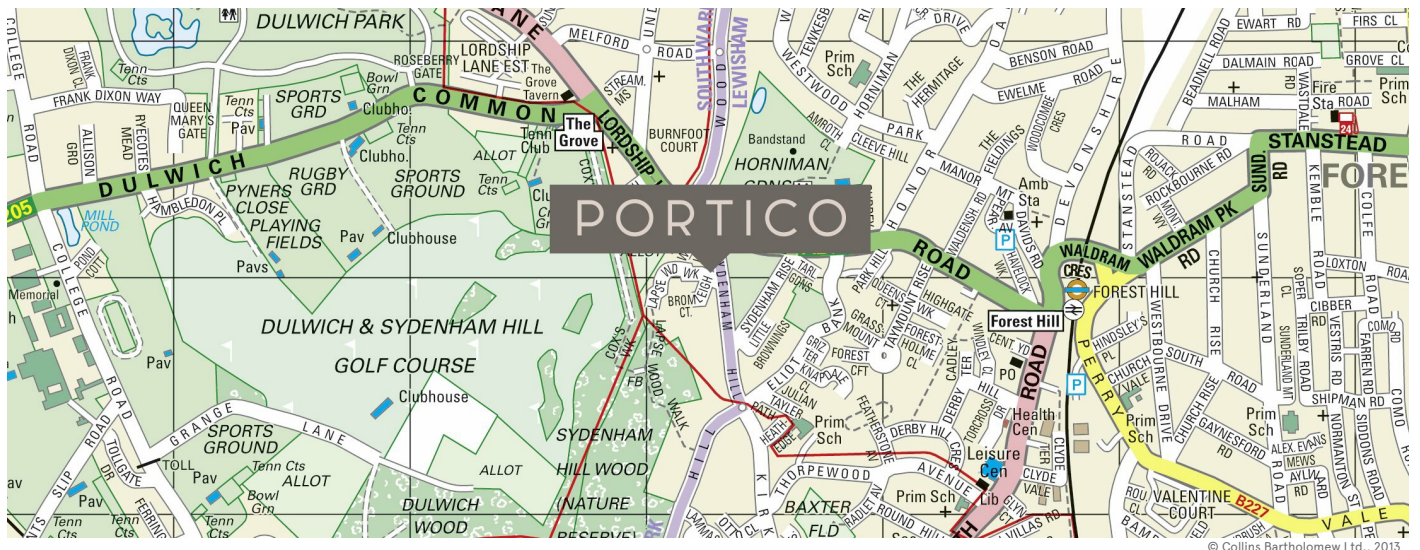
Key Features

- Substantial Detached Home
- Enormous Garden
- Plans Available Upon Viewing
- Large Gated Driveway
- Potential to Add Significant Space
- Close to Transport






Area Overview

Sydenham has a bustling town centre with an active community, excellent public transport links, schools, parks, shops, restaurants and pubs. The main Sydenham railway station links to Croydon, Penge, Forest Hill, New Cross, Shoreditch and the major terminals of London Bridge and London Victoria.



Nearest Stations

-  Forest Hill (0.5M)
-  Sydenham Hill (0.9M)
-  Sydenham (1.0M)



Floor Plan

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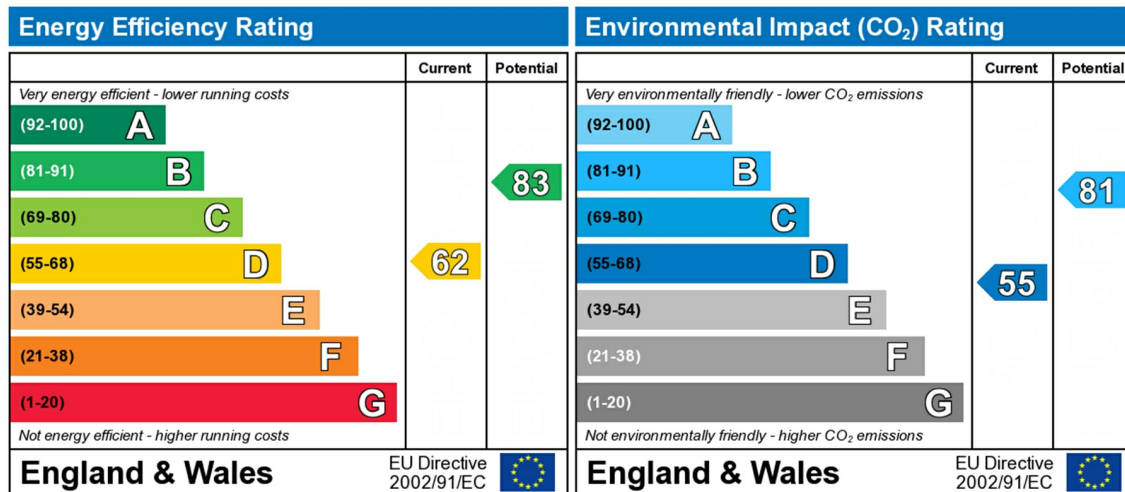
APPROX. GROSS INTERNAL FLOOR AREA
2198 sq. ft / 204.26 sq. m (Including Garage)
2050 sq. ft / 190.48 sq. m (Excluding Garage)
Produced by
CP Creative Ltd



Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating & Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Southwark	£ 838	£ 978	£ 1,117	£ 1,257	£ 1,536	£ 1,815	£ 2,095	£ 2,514
Average	£ 900	£ 1,050	£ 1,200	£ 1,350	£ 1,650	£ 1,950	£ 2,249	£ 2,699

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. Photographs, measurements, floor plans and distances are reproduced as a guide only and it cannot be inferred that any item shown is included in the sale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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Portico Places Near Sydenham Hill, Sydenham, SE23



Dulwich Music Festival 2017

The popular Dulwich music festival is returning with a big bang in 2017! The festival is a fantastic opportunity for pianists, musicians (and their biggest fans) to gather together for performance, feedback and fun - and in 2017, the festival comprises three different events. I caught up with festival director, Lorraine Liyanage, to find out about the upcoming event - a family-friendly classical m...



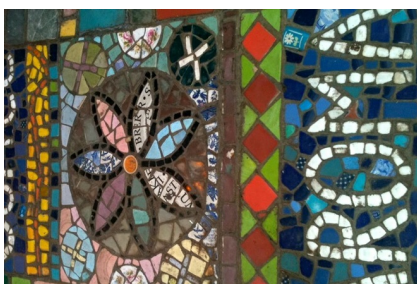
SE22 Piano School

Music lessons and playing the piano was a huge part of my younger years. I loved carrying around my books in my colourful music bag, showing my parents the songs I'd learnt - even practicing my scales. Music is a very powerful tool - especially in those early, formative years - and a good teacher can help develop new thinking skills, improve fine motor skills, and inspire a love of music. ...



Porters Barbers Dulwich

Based in the heart of leafy Dulwich Village, The Porters Barbers is a traditional barbers with old-school prices - just £21 for a haircut and a tenner for a beard trim. Wet shaves, waxing and facials are also on the cards - and you'll get a leather chair, a Turkish coffee and service with a smile with every treatment. I popped in meet Tuba, the Managing Director, to see what the ladies of East Dul...



Blue Mountain

Blue Mountain (or Blue Mo as it's known to locals) brings the Caribbean sunshine to East Dulwich. It's always packed with locals and prams, who come for the famous breakfasts, homemade cakes and coffee and delicious Jamaican food. I recommend heading there on a Sunday afternoon to enjoy a night of live music and some delicious jerk chicken or super food stew - with your Portico Places card you'll ...



ESPH Gym East Dulwich

Affordable membership and a friendly community vibe means this Dulwich gym attracts a nice mix of people from burly blokes and mummies looking to shed some baby weight, to those who just want to keep fit or lose some weight. The gym offers a huge range of Pilates, yoga, spinning, tai chi and cardio workouts each week, and now they're offering Portico Places cardholders their first month of a 12 mo...