

# 97c Peak Hill

**SE26 4NS** 

Set within an elegant Victorian residence, this spacious to opportunity to own a characterful home in the sought-after With an impressive layout and generous proportions, the buyers, investors, or those looking for a stylish pied-a-t comes with a share of freehold, providing long-term securit

Located in a prime position in Sydenham, Peak Hill benefits from a wonderful mix of period charm and urban convenience. Sydenham Station is just a short walk away, offering both London Overground and National Rail services with fast connections to London Bridge, Canada Water, and Shoreditch High Street. The area is also well-served by bus routes, making it easy to travel to nearby Dulwich, Crystal Palace, and Beckenham.

Cobb's Corner and Sydenham High Street offer a fantastic selection of independent cafés, costangents, boutique shorts, and supermarkets, while pearby Crystal Palace Park provides.

restaurants, boutique shops, and supermarkets, while nearby Crystal Palace Park provides acres of green space, a boating lake, and historic attractions. The renowned Horniman Museum & Gardens is also within easy reach, offering cultural exhibitions and stunning city views.

This fantastic studio combines period charm, generous space, and an unbeatable location making it a rare find in Sydenham. Early viewing is highly recommended.

## Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

### LARGE STUDIO FLAT

- TOP FLOOR VICTORIAN CONVERSION
- SHARE OF FREEHOLD
- MODERN FITTED SEPARATE KITCHEN
- STUDIO ROOM 19'0 x 10.5ft (5.79m x 3.18m)
- CENTRAL HEATING
- **DOUBLE GLAZED WINDOWS**
- 4 MINUTES WALK TO SYDENHAM STATION
- 12 MINUTE WALK TO MAYOW PARK

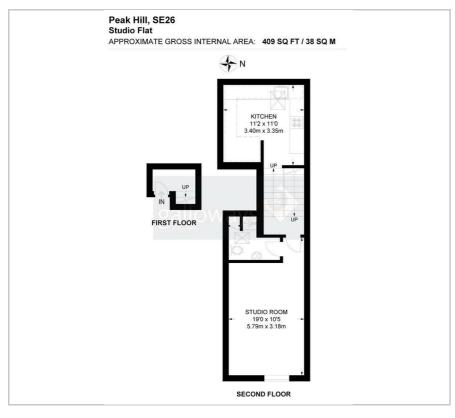
(WALKING TIMES ESTIMATED BY GOOGLE MAPS)





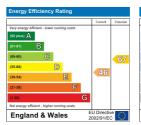


Floor Plan Area Map





## **Energy Efficiency Graph**













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