



**Peak Hill Gardens, London SE26 4LE**



**welcome to**

## **Peak Hill Gardens, London**

Nestled in a quiet residential enclave of Sydenham, this beautifully presented three-bedroom home at Peak Hill Gardens offers a harmonious blend of space, style, and comfort. With modern interiors, a private garden, and excellent connectivity to central London, it's an ideal choice for families or professionals seeking a well-appointed property in a desirable South East London location. This charming residence spans approximately 1149 square feet of thoughtfully arranged living space across two floors. Upon entering the property, you are welcomed into a spacious and light-filled reception room that exudes warmth and elegance. The generous proportions of this room make it perfect for both relaxing and entertaining, with large windows allowing natural light to pour in throughout the day. Adjacent to the reception area is a contemporary kitchen fitted with modern appliances and ample cabinetry, offering both functionality and style. While the kitchen is beautifully appointed, access to the private garden is conveniently located off the landing, providing a tranquil outdoor space ideal for morning coffees, weekend barbecues, or simply unwinding in the fresh air.

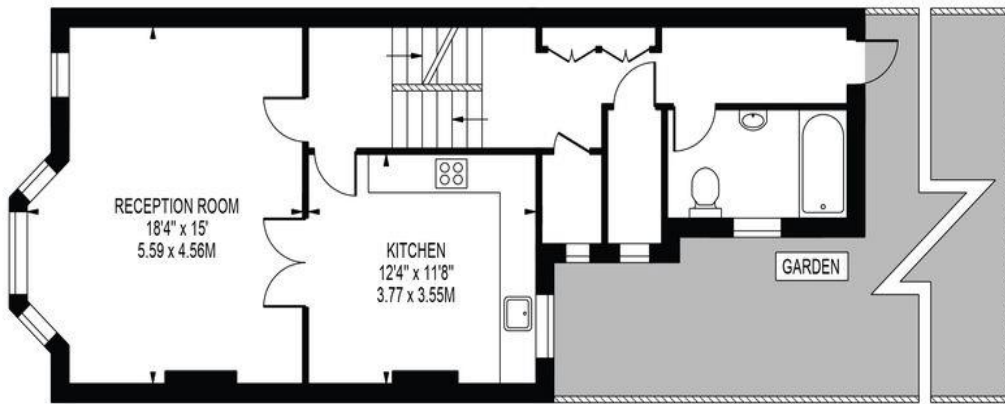


Upstairs, the property features three well-proportioned bedrooms, each finished to a high standard. The master bedroom offers a peaceful retreat with plenty of space for storage and furnishings. The second and third bedrooms are equally inviting, suitable for children, guests, or use as a home office. A dedicated utility room on this floor adds convenience, making day-to-day living more efficient. Throughout the home, the décor is tasteful and neutral, with quality flooring and fixtures that enhance the overall sense of refinement. Located in the peaceful surroundings of Peak Hill Gardens, this property enjoys a quiet residential setting while remaining close to the lively centre of Sydenham. Just a short walk away, Sydenham Road offers a great mix of independent shops, cafés, and restaurants, while nearby green spaces like Mayow Park and Crystal Palace Park provide plenty of room for leisure and outdoor activities.

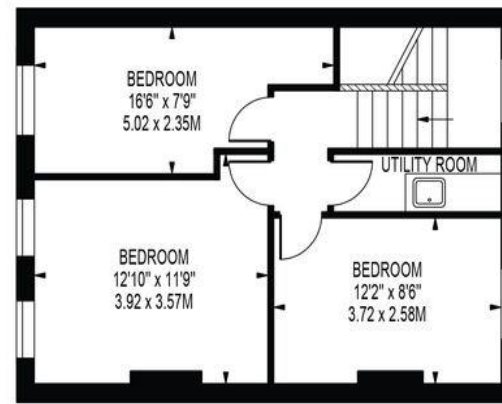
Term of Lease: 125 years from 29 Nov 2004 | Annual Ground Rent: £10.00 | Annual Service Charge: £659.75 | Annual Building Insurance: Included in annual service charge

# PEAK HILL GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1149 SQ FT - 106.73 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR  
ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



## welcome to Peak Hill Gardens, London

- Spacious three-bedroom layout
- Bright and elegant reception room
- Modern kitchen
- Private garden
- Dedicated utility room
- Peaceful residential setting
- Excellent transport links
- Close to top-rated schools

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 659.75

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Nov 2004. Should you require further information please contact the branch.  
Please Note additional fees could be incurred for items such as Leasehold packs.

# £600,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SYD103193](https://barnardmarcus.co.uk/Property/SYD103193)



Property Ref:  
SYD103193 - 0003

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