



Hollywood House Station Road, LONDON SE20 7BE

welcome to

Hollywood House Station Road, LONDON

Barnard Marcus are pleased to launch this sought-after Hollywood House development, this exceptional apartment occupies the second floor of a beautifully converted period pub, combining timeless character with contemporary design.

The interiors have been meticulously maintained and thoughtfully upgraded.

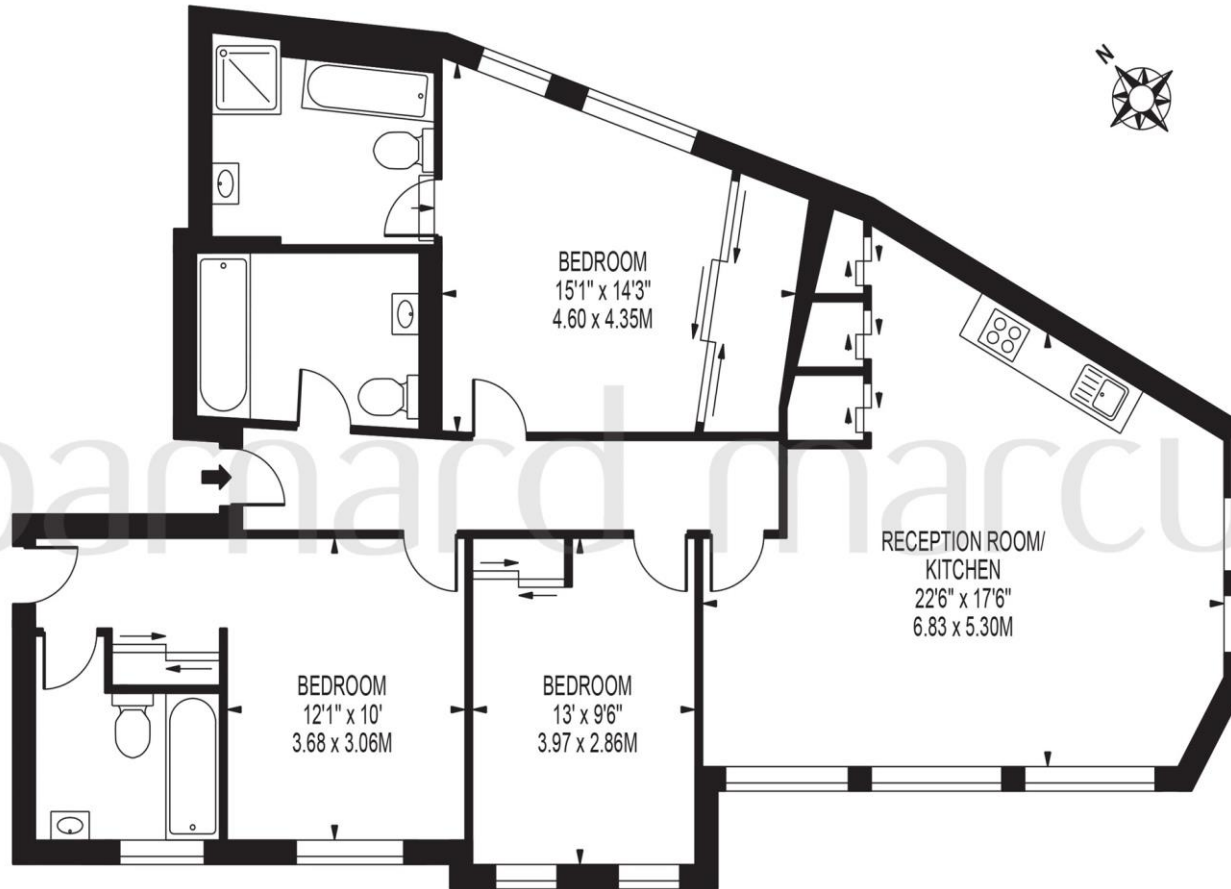
At the heart of the home is a spacious open-plan kitchen and reception area, creating the perfect space for both entertaining and everyday living. Flooded with natural light from large, double-glazed windows, the room feels bright and airy throughout. The high-specification kitchen features sleek, contemporary cabinetry with integrated appliances including a dishwasher, fridge freezer, washing machine, and a built-in wine fridge. For added convenience, a discreet Bluetooth speaker is seamlessly fitted into the cabinetry, enhancing the space with smart, in-kitchen audio. Each of the three generously proportioned double bedrooms features bespoke built-in wardrobes and shelving. The property offers three stylish bathrooms (two en suite), all finished to an excellent standard with contemporary fittings and a modern aesthetic.

Externally, the property benefits from a substantial south-facing private roof terrace, an ideal suntrap for relaxation and entertaining as well as access to a large, shared terrace boasting panoramic views across the Penge skyline. The building further offers well-maintained communal areas, and a secure entry phone system.



HOLLYWOOD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1164 SQ FT - 108.15 SQ M



SECOND FLOOR

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.
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Hollywood House Station Road, LONDON

- Expansive open-plan living space with high ceilings and large windows
- Private roof terrace plus an additional shared terrace with skyline views
- Three double bedrooms
- Minutes from Penge East Station
- Close distance to local shops

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1250.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD103195



Property Ref:
SYD103195 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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