



**Blyton House 23 Sydenham Hill, London, SE26 6GA**

**Offers in excess of £475,000**



**Carnegie**

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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA



# Blyton House 23 Sydenham Hill, London, SE26 6GA

Welcome to this charming two double bedroom and two bathroom property located in the desirable area of Sydenham Hill, London. This delightful apartment boasts a spacious 967 sq ft of living space, perfect for those seeking a comfortable and modern home. As you enter the property through the welcoming hallway to the right there is an open plan lounge, kitchen and dining area with underfloor heating, ideal for entertaining guests or simply relaxing after a long day. The property features two double bedrooms two bathrooms, morning routines will be a breeze in this convenient abode. There is a large bathroom with bath and the other is ensuite to Bedroom 1.

Built in 2007 as part of a purpose-built development, this property offers the perfect blend of contemporary design and functionality. The property has communal gardens and there is a designated parking space in the underground garage.

Whether you're looking for a peaceful sanctuary or a bustling urban lifestyle, this property offers the best of both worlds. Don't miss out on the opportunity to make this lovely flat your new home in the heart of Sydenham Hill. Contact us today to arrange a viewing and experience the charm of this wonderful property for yourself.

**Kitchen 11'8" x 9'4" (3.58 x 2.87)**

**Reception Room - Open Plan 16'2" x 15'3" (4.95 x 4.67)**

**Bedroom 1 19'1" x 9'6" (5.84 x 2.92)**

**Bedroom 2 16'4" x 9'6" (5.00 x 2.92)**

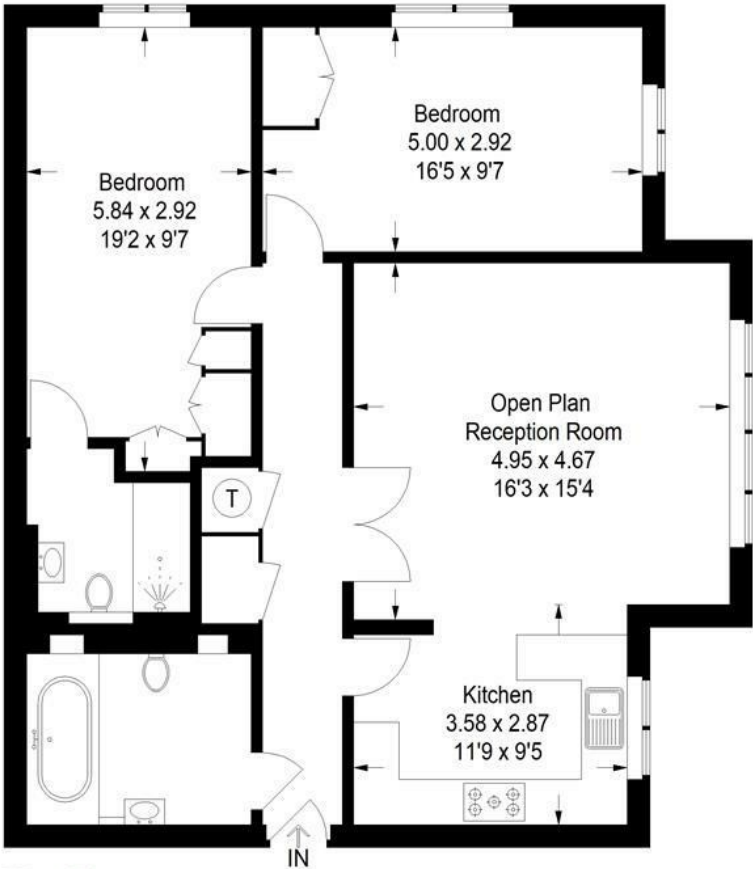


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Company incorporated in England No. 4713968  
VAT No. 745 8368 91

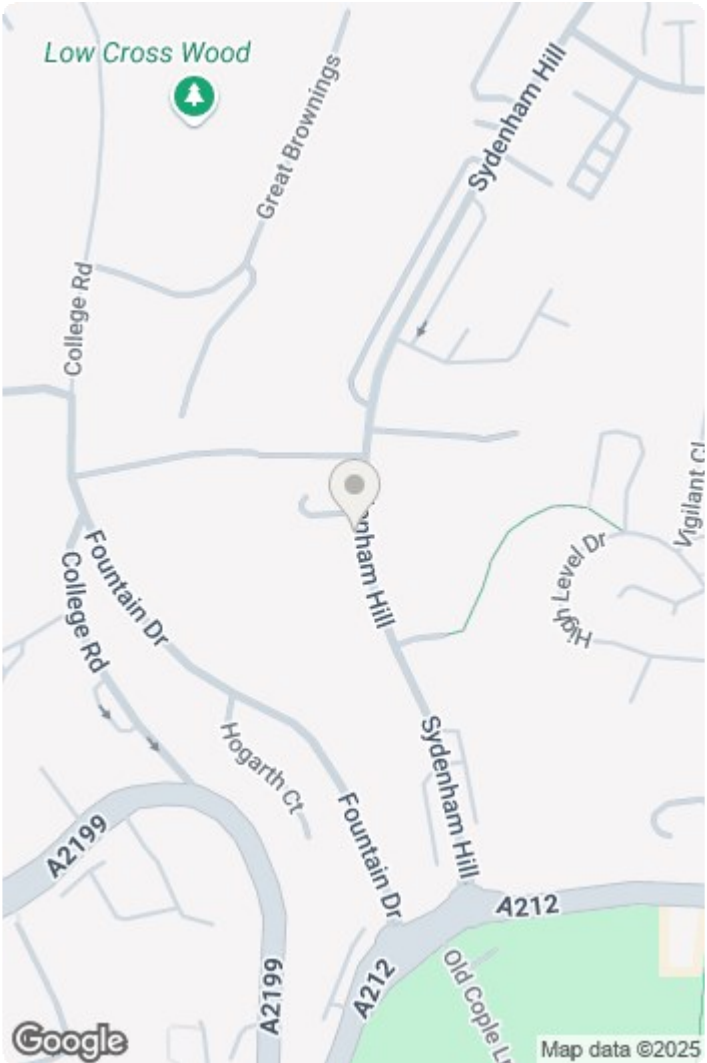


**Blyton House, SE26**  
Approximate Gross Internal Area  
89.8 sq m / 967 sq ft



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1142884)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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