



**2 Bed  
Flat - Purpose Built  
located in  
Markham House,  
Kingswood Estate  
Guide price £280,000**



**SECOMBE**  
estates

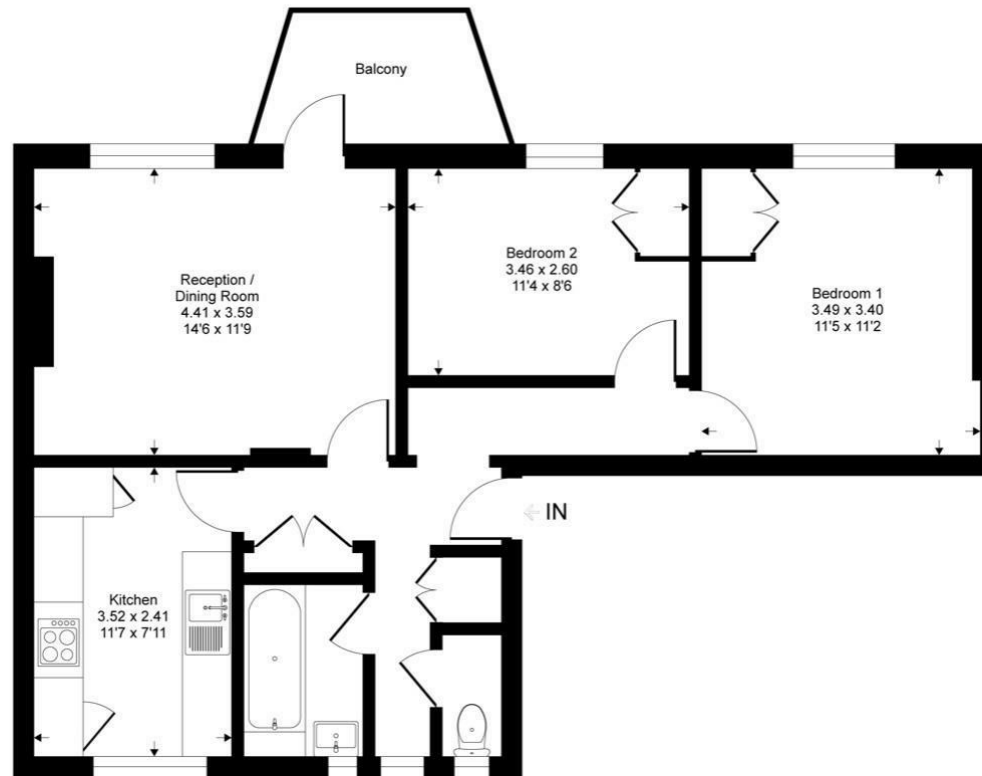


Flat 14, Markham House  
Kingswood Estate  
London  
SE21 8QQ

Living Room  
Kitchen  
Bedroom One  
Bedroom Two  
Bathroom  
WC



**Markham House, SE21**  
Approximate Gross Internal Area = 61.2 sq m / 659 sq ft



**Third Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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## Description:

A top floor, two double bedroom apartment within Markham House on Bowen Drive. The apartment is spacious throughout. There is a large modern bathroom, separate kitchen, bright living room with direct access to a private balcony. Parking is available with an application for residents permit.

Markham House is a secure purpose-built development on Bowen Drive which is largely a built-up area between Sydenham Hill and Gypsy Hill. The shops and restaurants of Gypsy Hill are within a short walk and the closest transport links include Gypsy Hill or Sydenham Hill over ground train station. Crystal Palace is also within an easy commute via the various buses.

The area is popular with professionals and families alike due to the access to various sporting activities such as the Crystal Palace sporting centre, Park, and Dulwich Park.

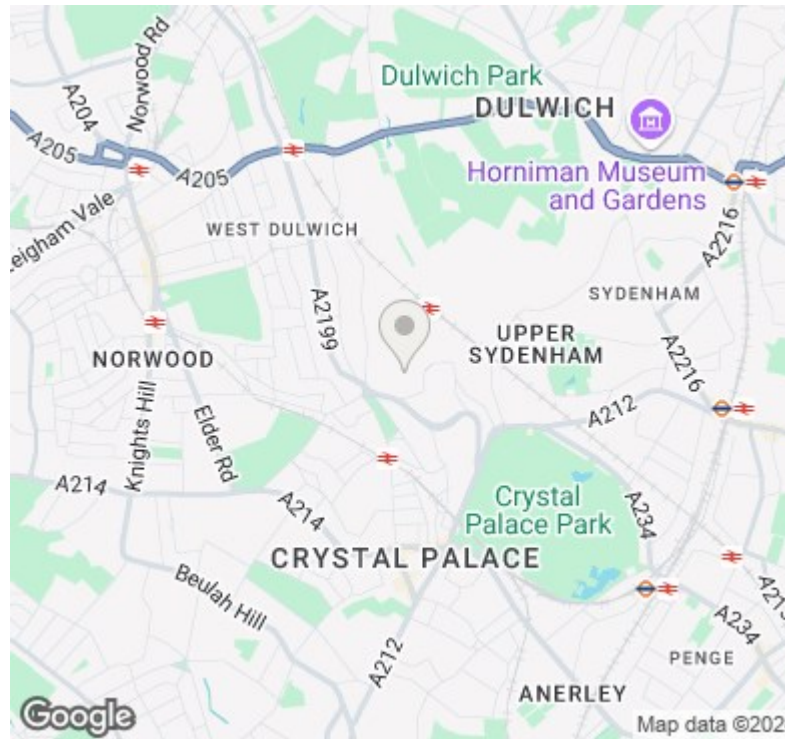


The apartment is a fantastic investment opportunity representing a strong yield or will be a suitable home for a couple or two professionals. Arrange your viewing to avoid missing the opportunity of acquiring a property which has opportunity to improve.

Location:

Markham House is a secure purpose built development within the Kingswood estate between Lower Sydenham Rail station and Gipsy Hill Rail station.

The apartment is within close proximity of the shops and restaurants available surrounding the stations and benefits from being within close proximity of various bus stops to travel all over London and the South East.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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