

SYDENHAM HILL, SYDENHAM, SE26

LEASEHOLD

£1,150,000



## SPEC

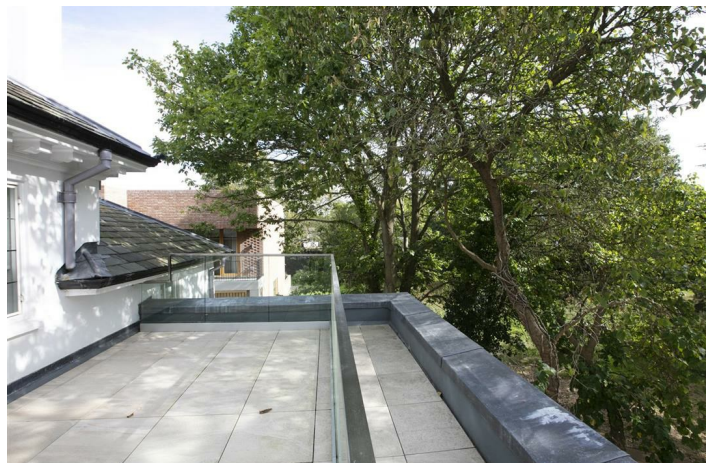
Bedrooms : 3  
Receptions : 1  
Bathrooms : 2

## FEATURES

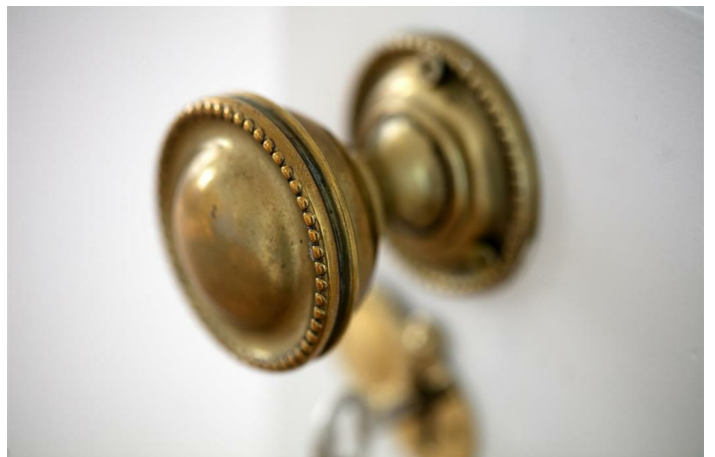
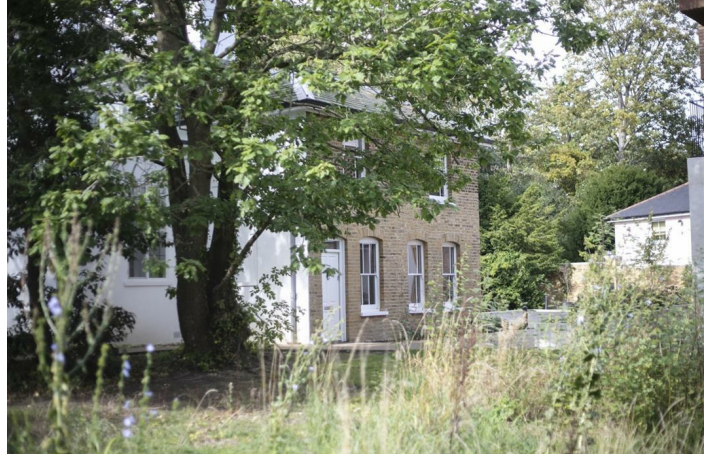
Fantastic Private Roof Terrace  
Private Entrance  
Secure Off Street Parking  
Ancient Woodland Setting  
Split Level  
Leasehold



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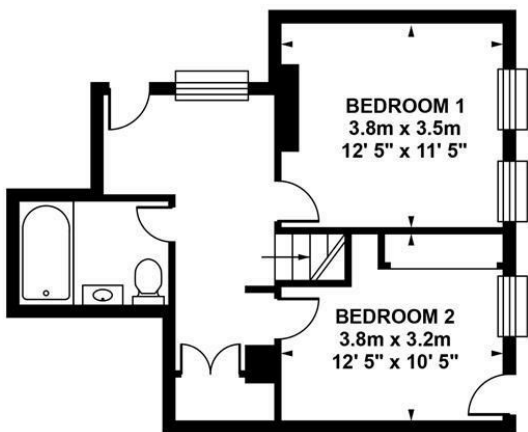
Split Level Three Bedroom Apartment With Roof Terrace in Exclusive Gated Development - CHAIN FREE.

Beltwood Park is a unique and visionary development situated in a conservation area within one of London's most desirable residential locations. Originally built as a family residence in 1851, Beltwood House has enjoyed a fascinating past and numerous uses over the centuries. Retaining abundant original splendour, it has been lovingly and expertly recreated, into six luxury apartments by a heritage-focused team of skilled craftspeople and artisans. This lavish split level three bedroom apartment enjoys two separate private entrances, a neutral finish and fantastic roof terrace. Enjoying a gated entrance and an expansive, woodland setting - the development supplies an unmistakably peaceful living environment. Sydenham Hill and its surrounding areas offer the best of both worlds. Easy access into central London, combined with a village lifestyle surrounded by leafy parks, woods and green walking trails.

The apartment can be accessed via two private entrances. The first is a signature floor-to-ceiling arched affair leading through to a spacious ground floor hallway. The first of your double bedrooms enjoys a second front access point. It would make a fine work from home space too. A second double bedroom sits next door with a pleasant aspect and there's a handsome bathroom with swanky suite completing this floor. Upward bound you meet bedroom three, another fine double on your left. The landing turns right to reveal a well stocked shower room. The living space sits on the upper floor with a super swish kitchen offering access to the private terrace. A generous lounge area sits beyond with the kitchen offering plenty of scope for formal dining and entertaining.

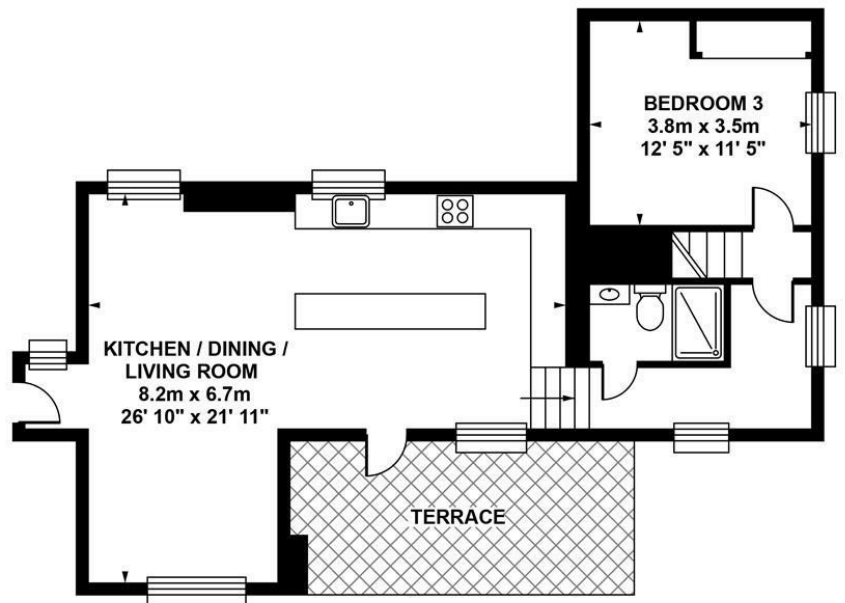
The location is leafy, mature and peaceful, set back from Sydenham Hill which connects Sydenham with Crystal Palace. Sydenham Hill station is an easy walk away for Victoria bound trains, and there are also plenty of bus routes on your doorstep. Forest Hill station offers trains to London Bridge and the London Overground Line for connections to Canary Wharf (via Canada Water) in a mere 16 minutes. Islington and Shoreditch are also direct and easy. The Dulwich Wood House is just moments from the development and a popular local should you fancy a winter pint or summer Pimm's. Head down to Sydenham for independent wine bars, craft beer, vintage shops and some fab gastropubs. Take a trip into Dulwich Village for its cosmopolitan collection of restaurants, bars and boutiques or over to Peckham Rye for rustic pubs, internationally recognised cuisine or some welcoming beer gardens.

You are also mere minutes from Dulwich Woods and Sydenham Wells Park for Sunday walks, as are Dulwich and Crystal Palace Parks. Crystal Palace, Forest Hill, Dulwich and Lordship Lane all are easily reached for abundant social endeavours. The Horniman Gardens is seriously close for a walk or a kick-about. The Dulwich schools are all easily reached for an easy morning commute and you're within easy reach of the Dulwich Picture Gallery, Dulwich Golf Club and the restored gothic revival All Saints Church which hosts regular services, choral music and popular concerts.



**GROUND FLOOR**

Approximate. internal area :  
42.90 sqm / 461 sq ft



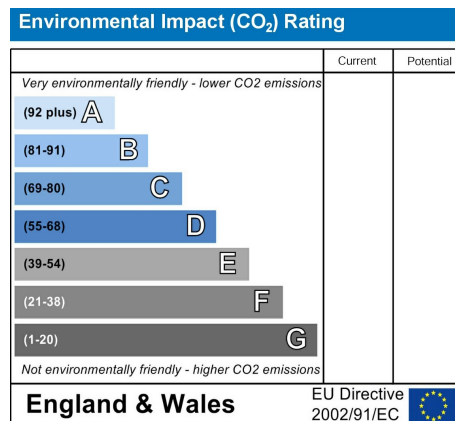
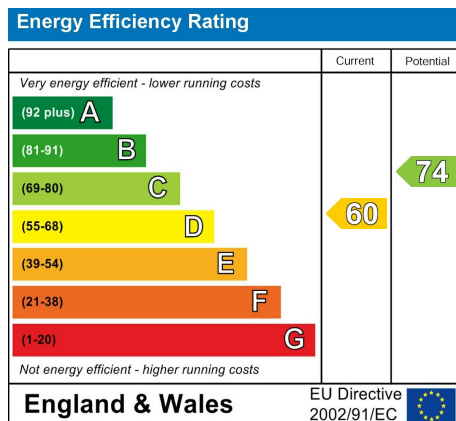
**FIRST FLOOR**

Approximate. internal area :  
70.65 sqm / 761 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 113.55 sqm / 1222 sq ft  
Measurements for guidance only / Not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

