

SYDENHAM HILL, SYDENHAM, SE26

FREEHOLD

£2,250,000

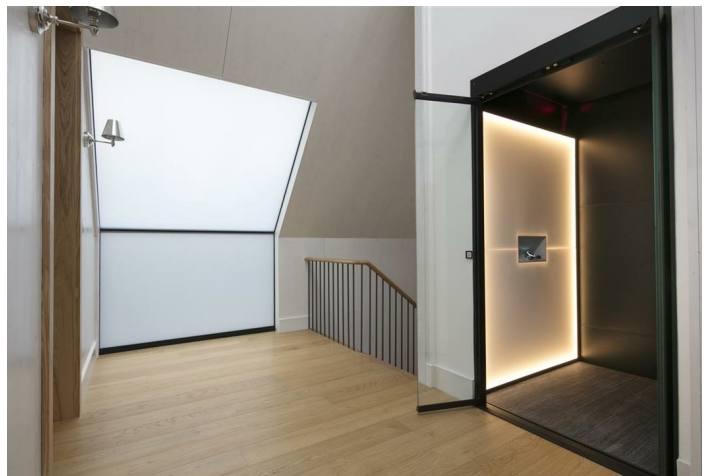
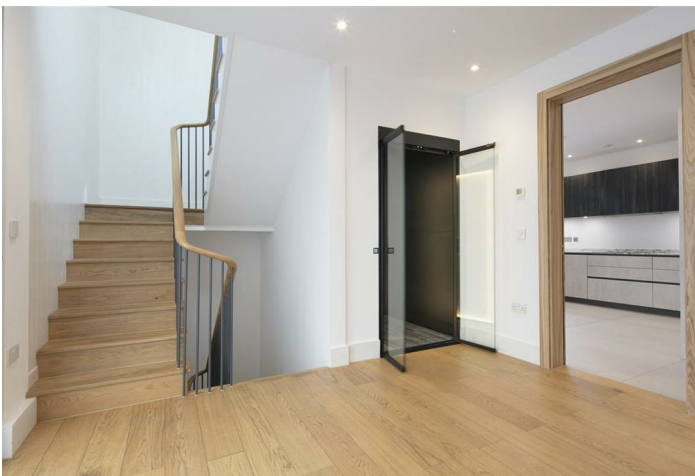


## SPEC

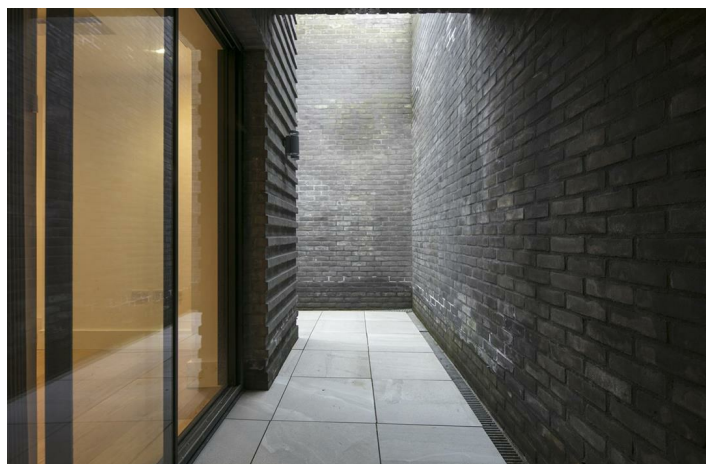
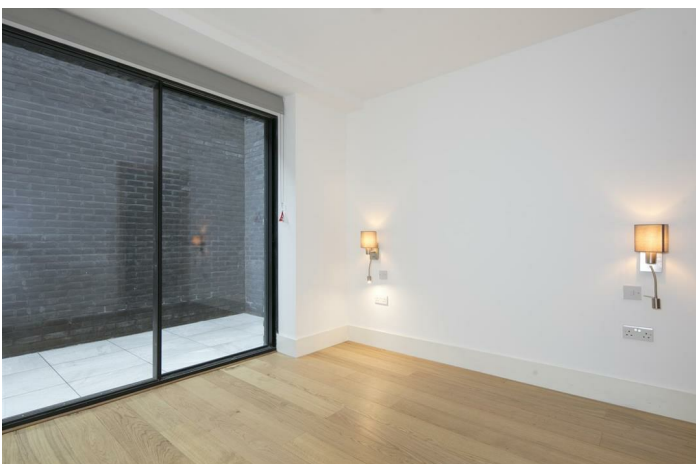
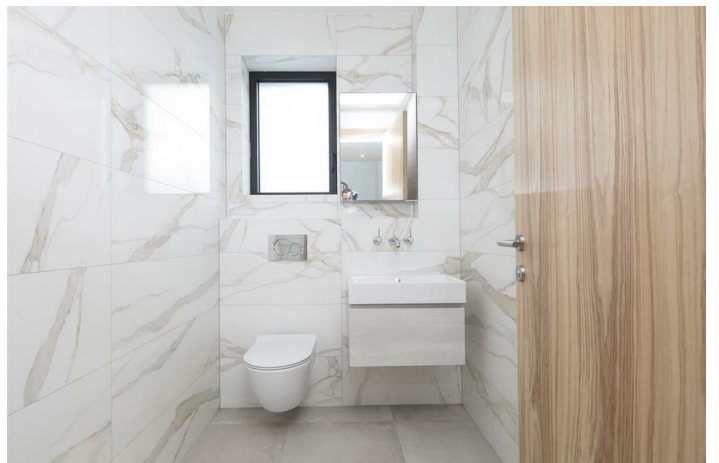
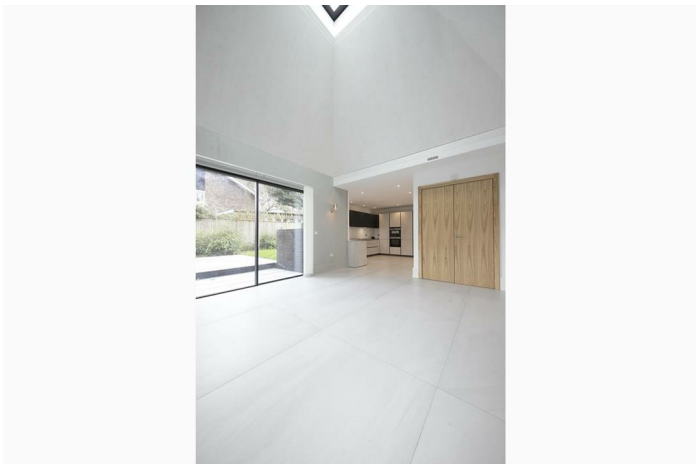
Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

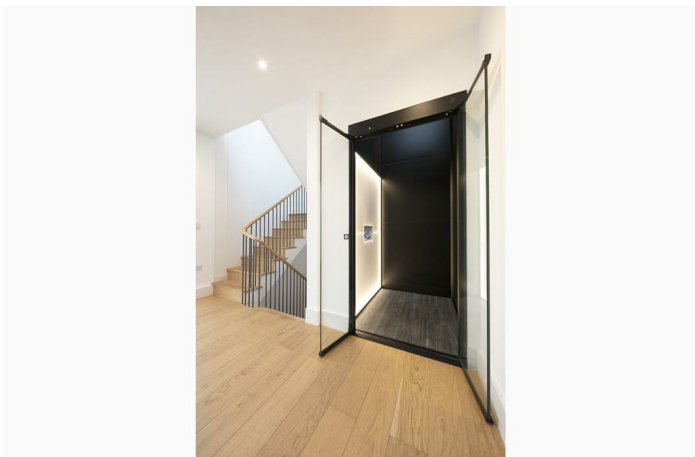
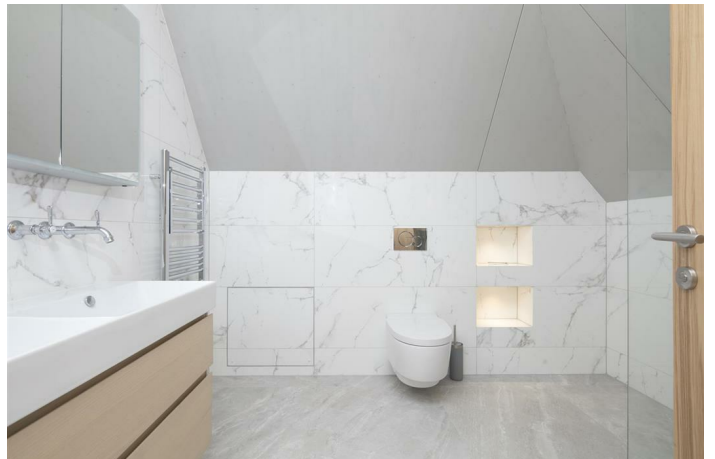
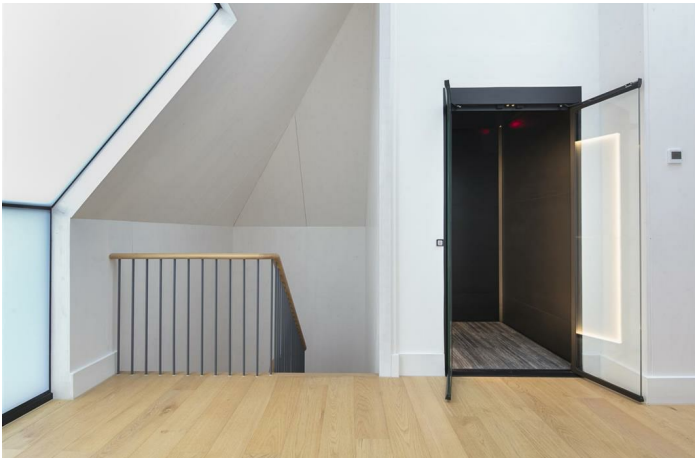
Exclusive Landmark Development  
Secure Gated Access  
Allocated Off Street Parking  
Aritco Homelift Elevator  
Over Three Superb Floors  
Freehold



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Superb Three Storey Contemporary Four Bedroom Gate House With Elevator - CHAIN FREE.

Beltwood Park is a unique and visionary development situated in a conservation area within one of London's most desirable residential locations. Enjoying a gated entrance and an expansive, woodland setting - the development supplies an unmistakably peaceful living environment. Designed in harmony and respect of the original gate house that graces the development's entrance, this magnificent four bedroom contemporary dwelling boasts a unique and stylish interior. Located in a private leafy corner of the grounds, the property sprawls generously over three floors and enjoys impressive width, height and roof pitch throughout. The accommodation comprises a fantastic kitchen/diner with living space, four wonderful double bedrooms, second living room, two bathrooms and separate guest wc. All three floors benefit from an Aritco Home Lift elevator and tasteful neutral decor. The property has its own dedicated entrance and a car turntable for effortless vehicle repositioning. 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 distinctively contemporary and original exterior exudes the original Arts and Crafts gate house whilst striking a modern tone. A wide, bright entrance hall introduces the slick, neutral theme. The main living area incorporates generous cooking, lounging and entertaining space and rises to a stunning glazed rooflight. Access is offered to a private patio and there's an integrated fireplace. The ground floor is completed by a guest double bedroom and wc. A further living area resides on the lower ground floor with access offered to another patio. Two double bedrooms and a fancy bathroom continue the charm. The master suite takes the lion's share of the first floor alongside a large bathroom and landing area.

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.

Tenure: Freehold

Council Tax Band: E

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**LOWER GROUND FLOOR**  
Approximate internal area :  
82.00 sqm / 883 sq ft

**GROUND FLOOR**  
Approximate internal area :  
83.86 sqm / 903 sq ft

**FIRST FLOOR**  
Approximate internal area :  
59.14 sqm / 636 sq ft

**TOTAL APPROX FLOOR AREA**  
Approximate internal area : 225.00 sqm / 2422 sq ft  
Measurements for guidance only / Not to scale

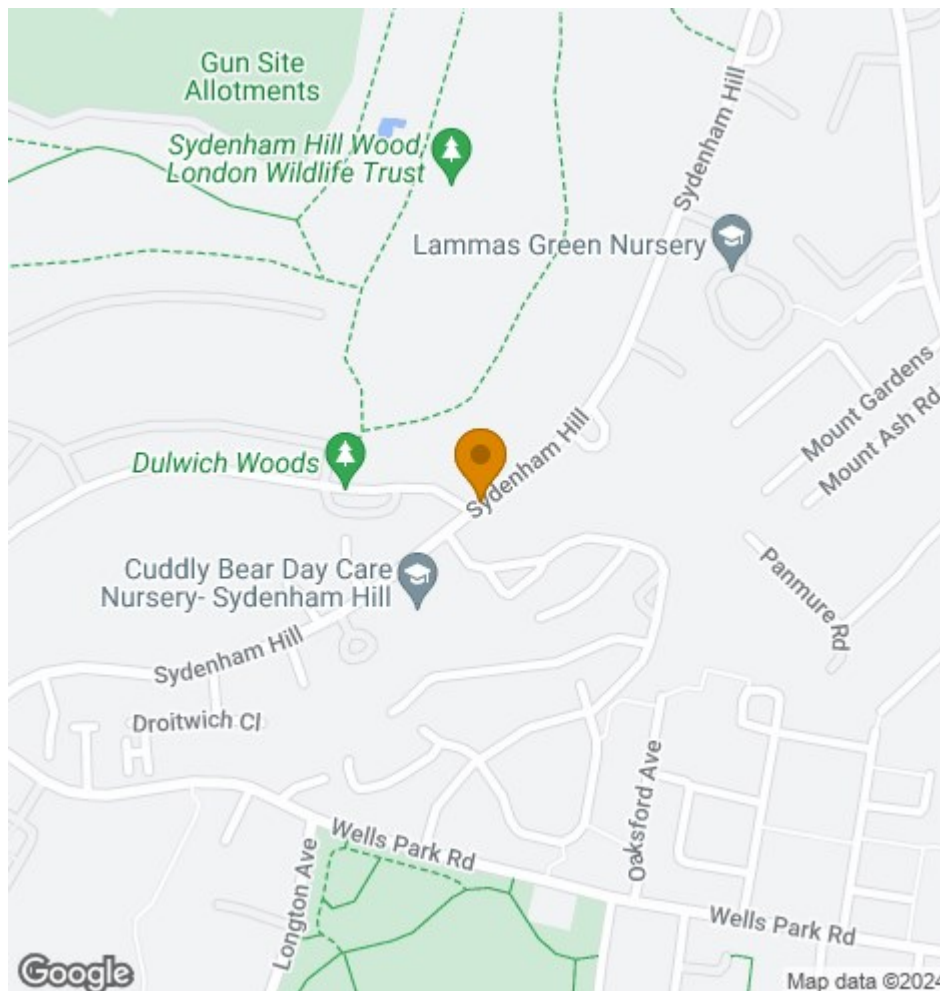
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FREEHOLD

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



**Wooster & Stock**

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