



## Westwood Hill, Sydenham

Guide Price £475,000



2



2



1



C

## Property Summary

Guide Price: £475,000 - £500,000

Propertyworld is pleased to offer this stunning and very SPACIOUS two bedroom ground floor flat with SHARE OF FREEHOLD, ALLOCATED OFF STREET PARKING, GARDEN, TWO BATHROOMS and NO CHAIN. Located in a modern purpose built building in the heart of Upper Sydenham, the property is ideally positioned for all local amenities, Sydenham Girls High School, transport links and Sydenham Road.

The accommodation is really spacious and measures over 1000 square feet. With generous rooms and beautiful proportions throughout, this is a rare opportunity in our opinion and one not to miss. The details include but are not confined to: a PRIVATE ENTRANCE takes you into a generous entrance hallway which sets the tone for this fabulous flat, there is a super lounge painted in neutral tones and flooded in natural light, there are large sliding patio doors which lead to the PRIVATE GARDEN, to side - open but separate - is a fully fitted and modern kitchen with a range of high gloss white units, integrated appliances, tiled floor and gas hob. There are two DOUBLE bedrooms - the master has a spacious EN SUITE bathroom plus the flat benefits from a nicely appointed family bathroom.

This is simply a rare property with enormous benefits which set it apart from the rest. Call Propertyworld now on 0208 488 0011 to view.

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Two bedroom flat
- Modern purpose built
- Ground floor
- GARDEN FLAT
- OFF STREET PARKING
- NO CHAIN
- SHARE OF FREEHOLD
- Very spacious
- TWO BATHROOMS
- EPC rating is C / council tax is C

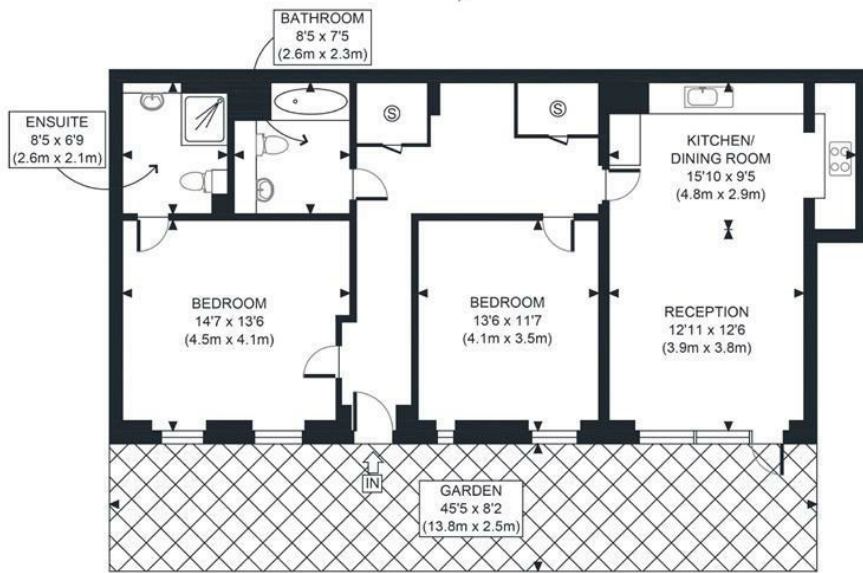
## Our Vendor Loves...

Our Vendor Loves...

"The flat is in a fantastic location for both Sydenham High Street and Crystal Palace Park. The courtyard garden is a real bonus as is the private parking space. The flat itself is huge and has some big windows giving loads of light!"

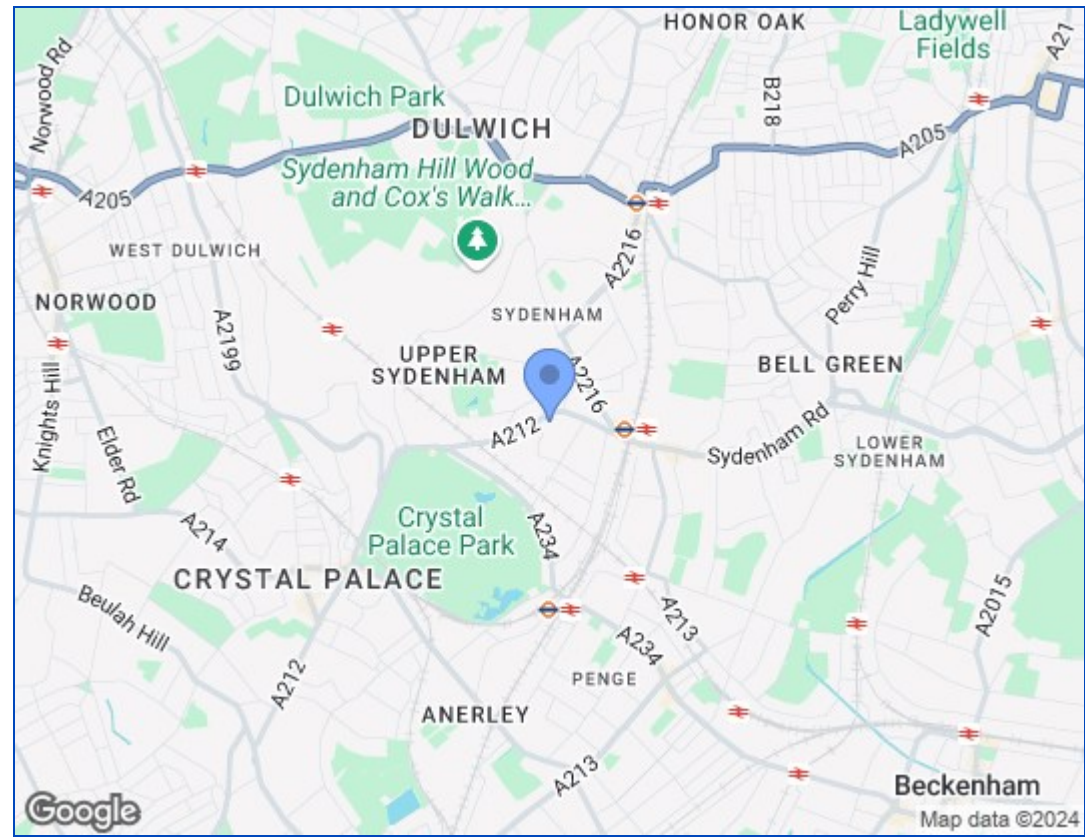






GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1008 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1008 SQ FT / 94 SQM	Willow Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 09/12/21
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	79
England & Wales		EU Directive 2002/91/EC	

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