



**Sydenham Hill, Sydenham**

Guide Price £275,000



## Property Summary

Guide Price: £275,000 - £300,000

A stunning one bedroom flat with a PRIVATE BALCONY and gorgeous views to WELLS PARK offered to the sales market by Propertyworld. This beautifully presented and spacious property is flooded in natural light, has generous rooms, beautifully proportioned accommodation and has a stunning lounge as the centre piece. A FIRST TIME BUYERS dream, we believe the combination of location, outlook, space and views make this an outstanding opportunity and invite you to book your appointment to view. The details include: a beautiful lounge with feature wall painted in a beautiful warm green, the room is stylish yet comforting, with bespoke recess shelving, cornicing, a beautiful wood floor and best of all, patio doors leading to the private SOUTH FACING balcony, the double bedroom is spacious and beautifully presented also, with neutral tones, fitted carpet, double glazed window and ample room for storage, the kitchen includes a range of white wall and base units, grey tiled splashback, pantry cupboard and views over the communal gardens to front, plus a bathroom with three piece white suite and shower. The property has a lease of over 100 years, is close to lots of shops, amenities and eateries and is only a short walk to Dulwich Woods and the gorgeous Dulwich Woodhouse Pub. Call Propertyworld on 0208 488 0011 to view.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

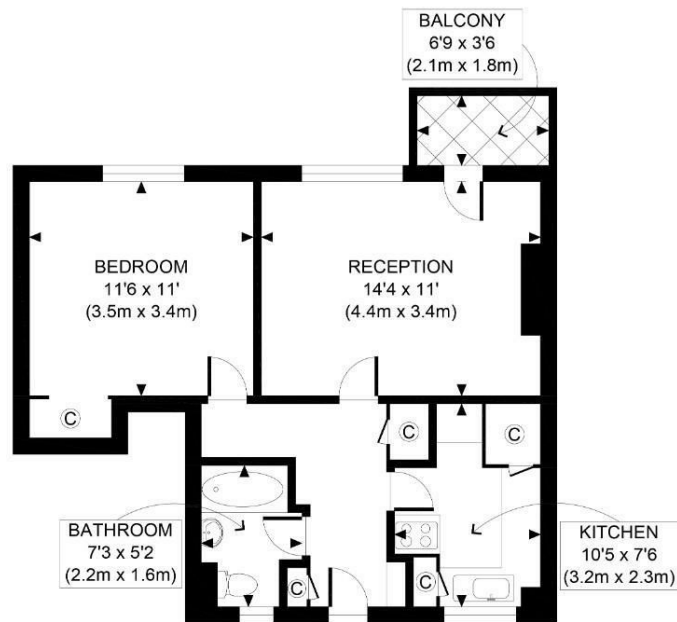
- One bedroom flat
- Modern, purpose built
- PRIVATE BALCONY
- STUNNING VIEWS
- Flooded in light
- First time buyers dream
- Spacious property
- First floor
- Must be viewed
- EPC rating is C, Council tax is B

## Our Vendor Loves...

I've loved living here for four and a bit years: the flat is peaceful, perfectly formed and flooded with natural light. One of south London's best kept secret parks sits on your doorstep and in each direction it's just 15 minutes walk to Sydenham, Crystal Palace, Dulwich or Forest Hill. Other local highlights: Sydenham and Dulwich Woods, Mont58 Coffee, 161 Kirkdale and the Woodhouse Pub.







GROSS INTERNAL  
FLOOR AREA 487 SQ FT

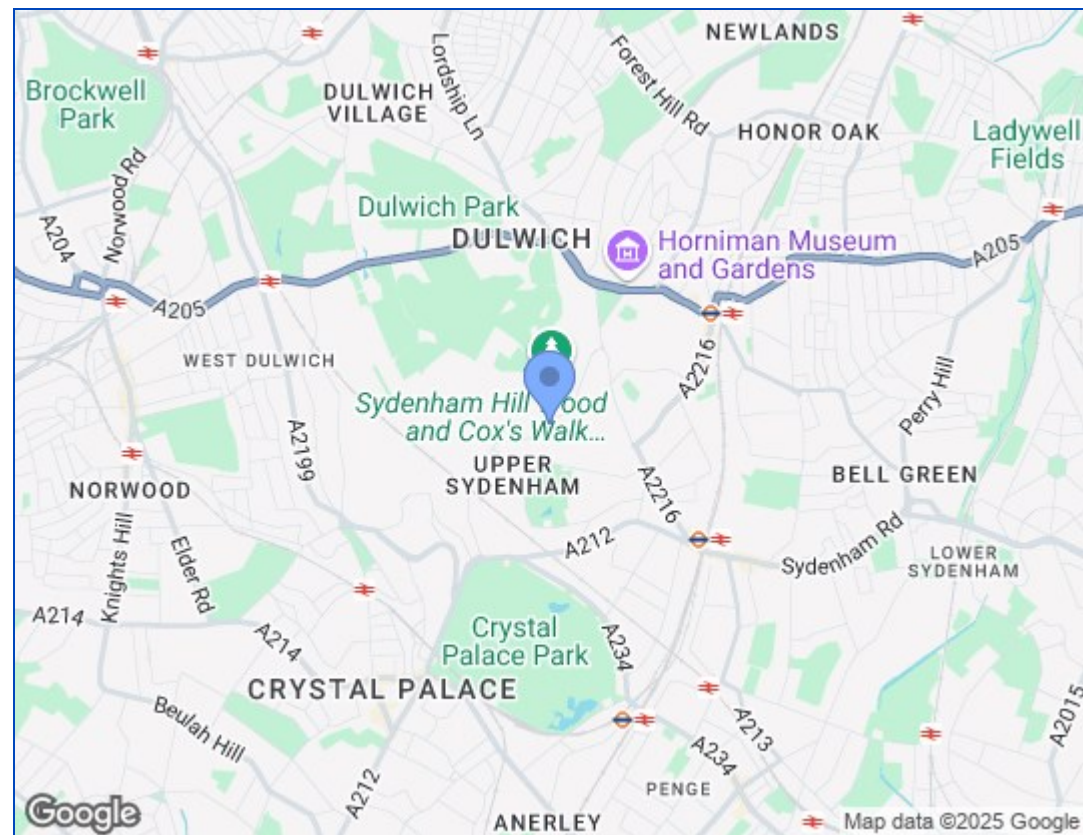
**APPROX. GROSS INTERNAL FLOOR AREA 487 SQ FT / 45 SQM**

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

**Richmond House**

date 17/04/25

**photoplan**



| 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>                            | 69                      | 70        |
| (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 |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

