



## Westwood Hill, Sydenham

Guide Price £475,000



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## Property Summary

Guide Price: £475,000 - £500,000

Propertyworld is proud to act as sole agents on this stunning two bedroom period conversion with NO CHAIN, SHARE OF FREEHOLD & OFF STREET PARKING. Located virtually opposite Crystal Palace Park in a gorgeous Victorian building (exuding history and period charm), this premium property is a rare gem. Offering almost 80 square metres of accommodation, with high ceilings, stunning light and beautiful period features, this property is bound to create serious interest amongst buyers.

The details include: the centre piece of this amazing flat is the beautiful open plan kitchen / lounge - which takes the breath away on first entering. With a beautiful paneled ceiling, stripped wooden floors, neutral decor, gorgeous light and a stunning bay window its a special space. The kitchen is modern with high gloss white wall and base units, oak worktop, all appliances, mod cons and breakfast bar. There are two DOUBLE bedrooms - both beautifully presented, flooded in light and in excellent order. The master is dreamy and includes a gorgeous bay window to front, paneled ceiling and BUILT IN WARDROBE. There is a modern family bathroom with three piece suite an shower over bath plus a separate utility / laundry room. With NO CHAIN and SHARE OF FREEHOLD, this standout apartment simply must be viewed. Call Propertyworld on 0208 488 0011 to be the first.

Sydenham Sales

020 8488 0011

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

## Property Summary

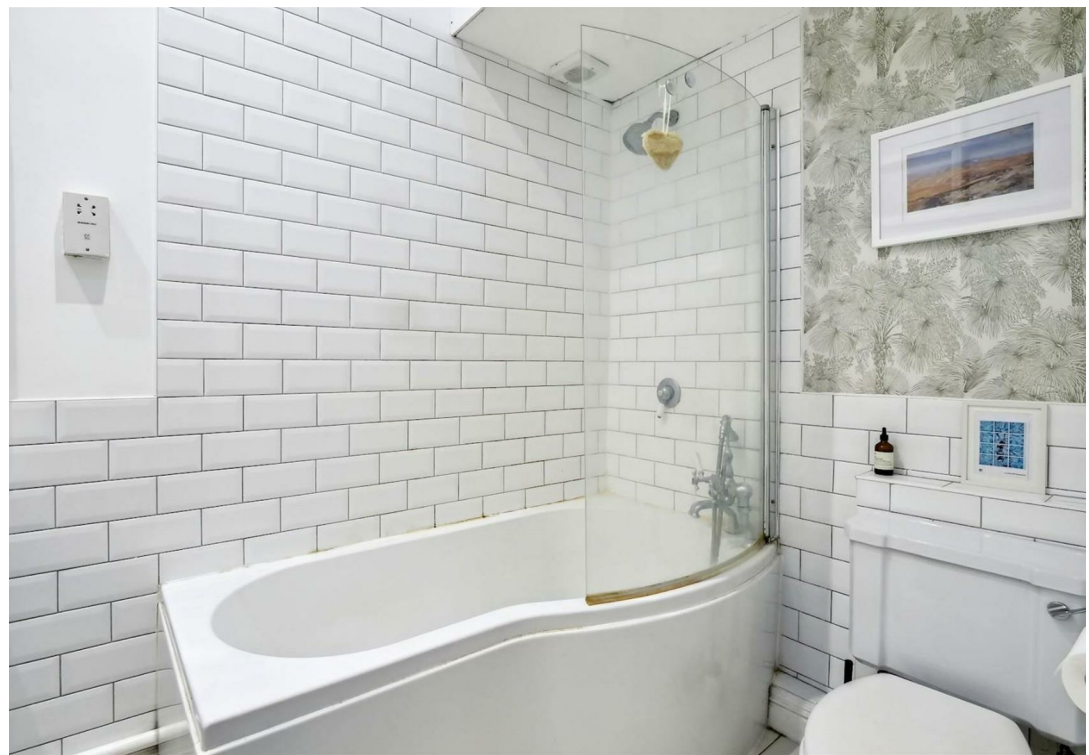
- Two bedroom flat
- Period conversion
- Stunning building
- Fabulous location
- SHARE OF FREEHOLD
- CHAIN FREE
- Spacious & flooded in light
- Off street parking
- Council tax band is C
- Rare opportunity

## Our Vendor Loves...

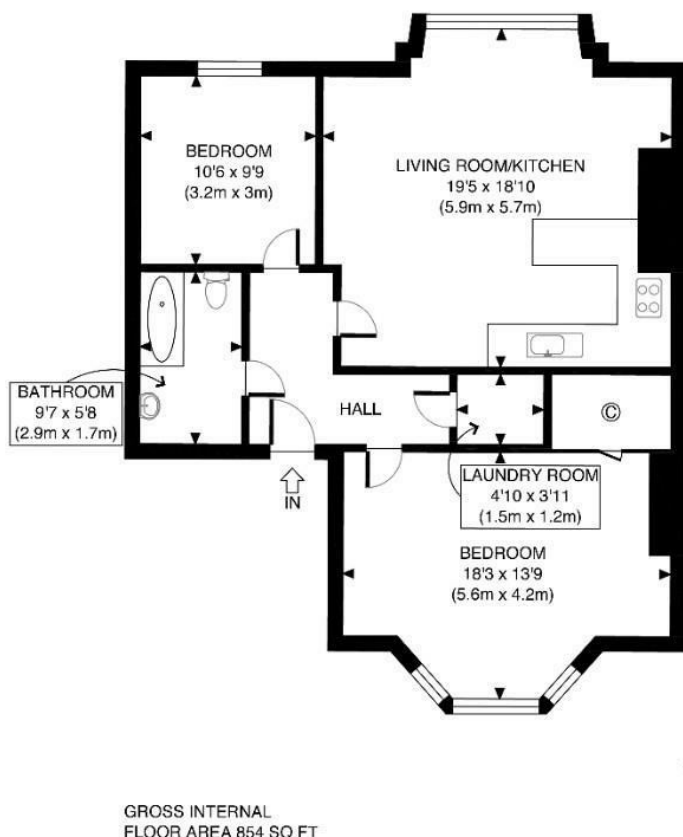
We fell instantly in love with the flat when we saw the huge window in the living room, high ceilings and super wide doors. It ticked all the boxes for style, location and large room sizes. It's in a perfect spot right next to two parks and the Crystal Palace triangle within easy reach, for a night out or a lazy weekend brunch. Plus it's an easy walk to three stations. We're share of the freehold and have a lovely bunch of owners who really care about the property.



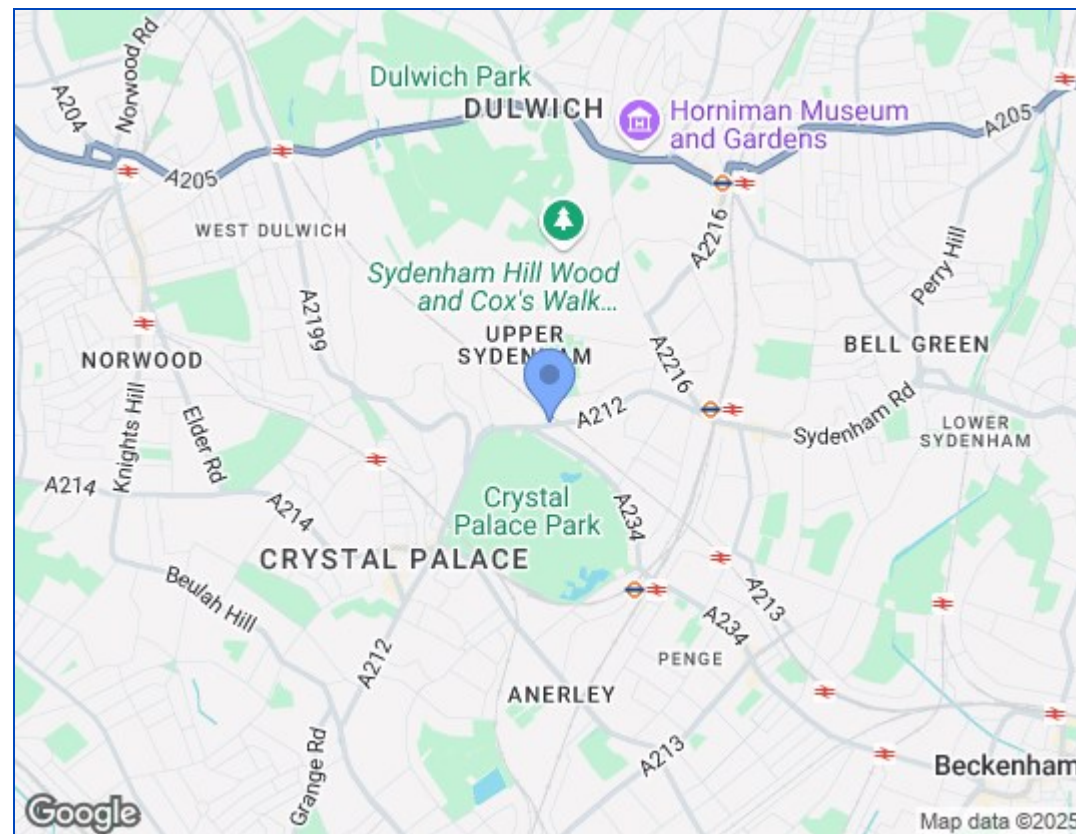








APPROX. GROSS INTERNAL FLOOR AREA 854 SQ FT / 79 SQM	Westwood Hill
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 23/03/23
	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>		
(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	

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