



Westwood Hill, Sydenham

Guide Price £300,000



Property Summary

GUIDE PRICE £300,000 - £315,000

Propertyworld is pleased to offer this beautifully presented one bedroom period conversion flat with PRIVATE PATIO to the sales market. Benefiting from SHARE OF FREEHOLD, this gem of a flat has been lovingly upgraded by the current owner and is an ideal first time buy. Located with an impressive Victorian semi detached in the heart of Upper Sydenham, the flat is nicely positioned for all local amenities, shops, restaurants and transport links. The flat also provides easy access into uber trendy Crystal Palace. The accommodation is well proportioned and offered in what we consider to be excellent condition throughout. The details include: large lounge with wood floors and neutral walls, modern fitted kitchen looking out to the patio, double bedroom with built in wardrobes and access to patio, plus high spec bathroom to side. The flat further benefits from a PRIVATE PATIO to rear and SHARE OF FREEHOLD. This is a rare opportunity where all the boxes are ticked, so call Property World to make an appointment to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- One bedroom flat
- Period Conversion
- PRIVATE PATIO
- Beautifully presented
- SHARE OF FREEHOLD
- Fabulous location
- Ideal first time buy
- Close to Crystal Palace Park
- COUNCIL TAX BAND B
- Must be viewed

Our Vendor Loves...

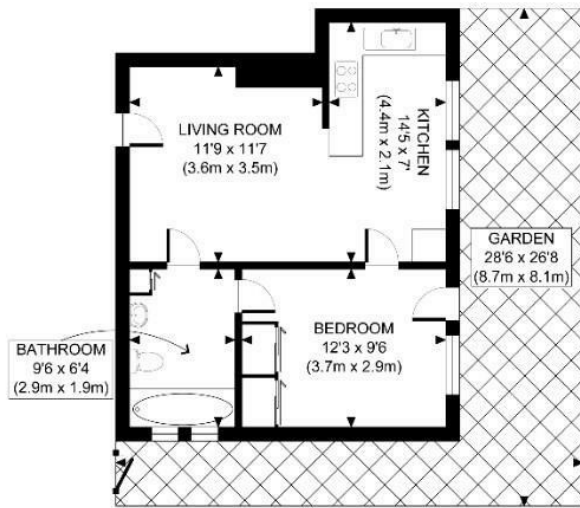
" I have lived in the flat for nearly 5 years and it has been a fantastic place to live - a cosy little home away from the noise and fast pace of London life. I have lovingly renovated each room keeping the original Victorian features (including Crittal windows in the bathroom).

The patio has been a great space to entertain over the years; to have a bbq, a glass of wine and to relax.

Excellently situated between Sydenham high street and Crystal Palace triangle, I've always been spoilt for choice for eateries and shopping. It is also within a five minute walk to both Crystal Palace Park and Sydenham Wells Park - I've spent many happy hours reading a book here and walking the green chain routes. I hope the next owner enjoys this space as much as I have."

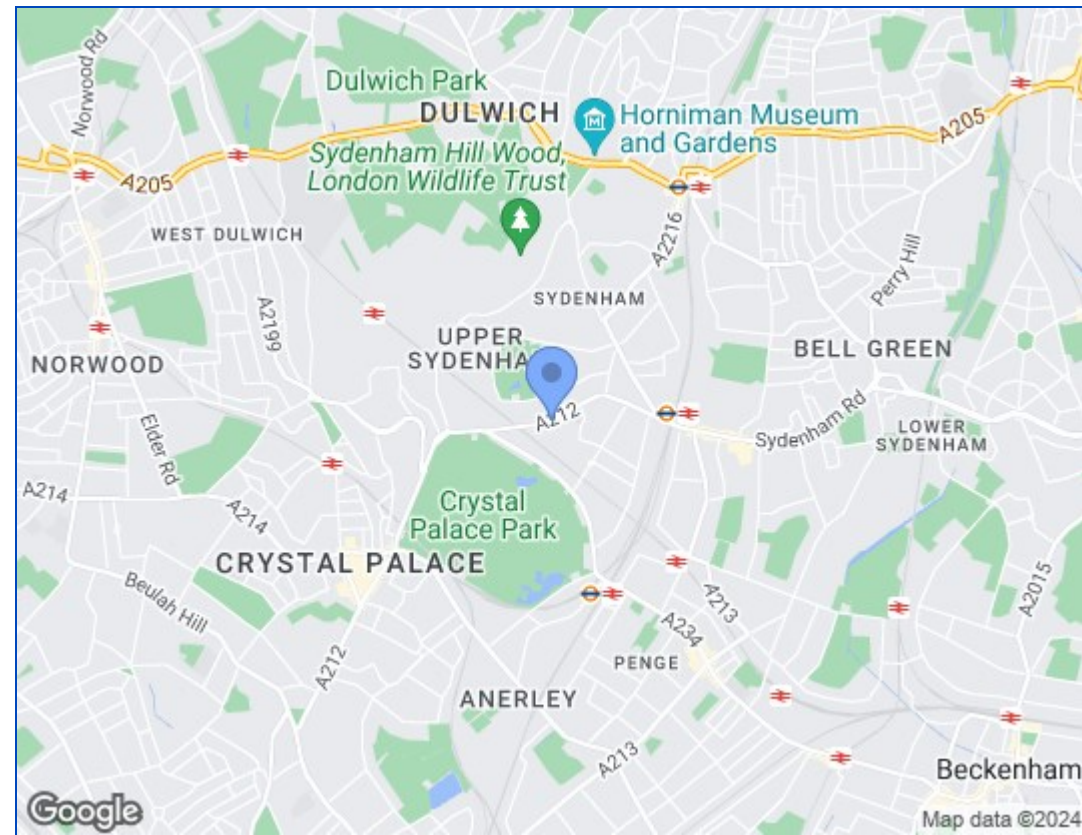






GROUND FLOOR
GROSS INTERNAL FLOOR AREA 430 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 430 SQ FT / 40 SQM</p> <p>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</p>	<p>Westwood Hill</p>
	<p>date: 24/04/24</p> <p>photoplan </p>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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