



St. Bartholomew's Close, SE26
Guide £400,000 - £425,000

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In general

- Freehold house
- Newly refurbished
- Dual aspect double bedroom
- Kitchen with integrated appliances
- Modern bathroom
- Large private garden
- Off street parking
- No onward chain
- Conservation area

In detail

**** Guide £400,000 - £425,000 **** A rarely available, newly renovated, one bedroom Freehold house, with private gardens and off street parking, enviably located in Upper Sydenham.

Built circa 1969, this little-known development is tucked just behind Jews Walk, enjoying a central, yet very peaceful, location.

Lateral accommodation, clean lines and contemporary finishes blend well with the Modernist architecture, making this a great option for someone looking for a fresh, modern space to live.

Comprising a reception with large French doors opening on to the gardens, a stylish Howdens kitchen and dual aspect double bedroom and a bathroom. To the rear, the gardens envelope the house and back onto the beautiful Grade II listed properties that run along Westwood Hill. Benefiting from a large patio area, perfect for over spilling during the warmer months, a lawn, mature borders and a selection of specimen trees and pollinators.

A fantastic property, in a prime location in Sydenham, within close proximity of Sydenham Overground, the wonderful Crystal Palace Park and some great coffee shops and restaurants locally.

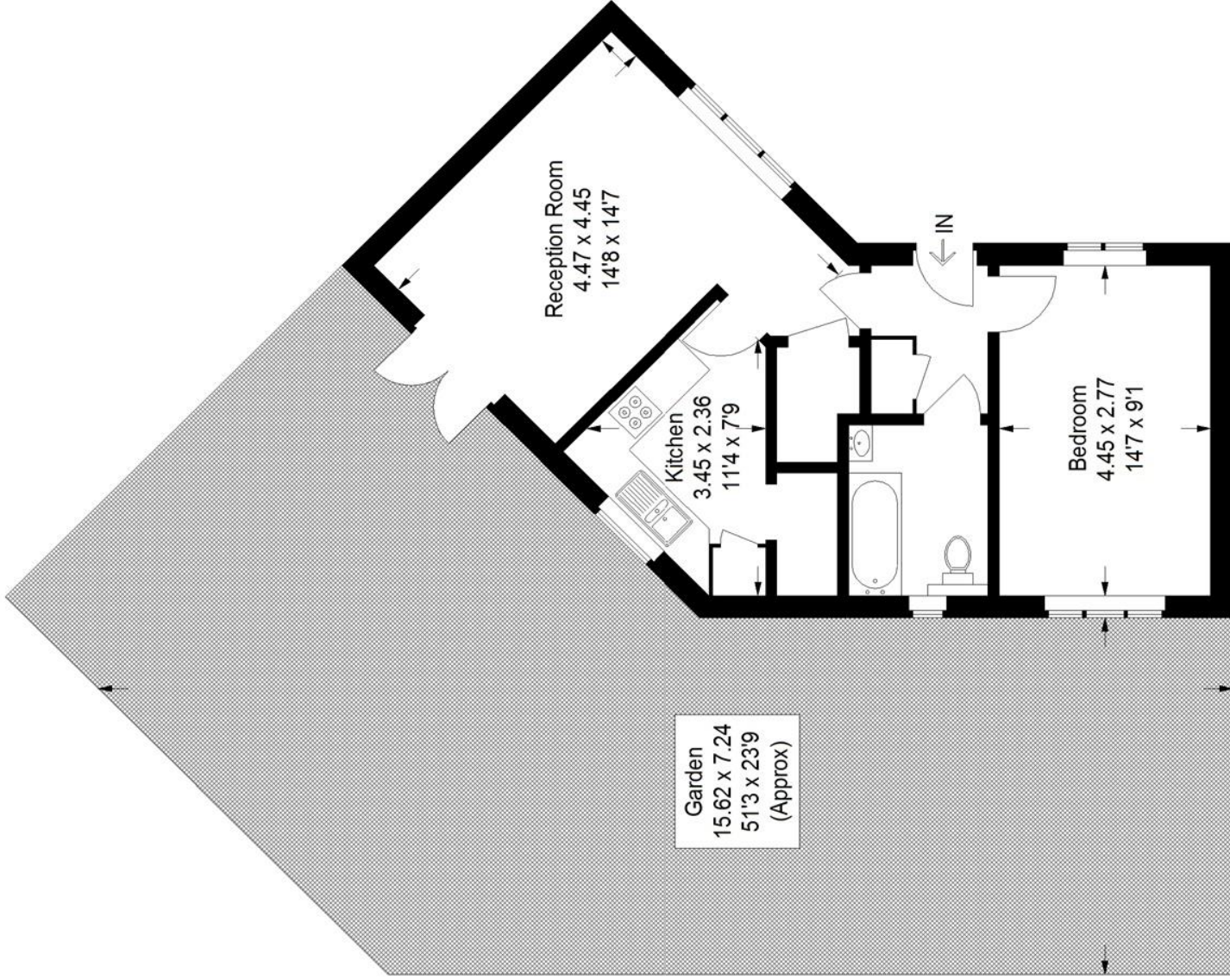
EPC: D | Council Tax Band: C



Floorplan

St Bartholomews Close, SE26

Approximate Gross Internal Area
49.9 sq m / 537 sq ft



Ground Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	67 B

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