



St. Bartholomew's Close, SE26 6PH

£375,000

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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

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

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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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