



St. Bartholomew's Close, SE26 6PH
£375,000

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We live local

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.

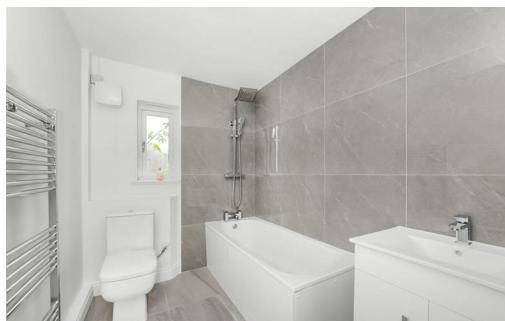
Comprising a reception with large French doors opening on to the gardens, a stylish Howdens kitchen and dual aspect double bedroom and a bathroom.

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 (A2 plus)	A	
(B1-91)	B	
(B9-40)	C	
(D5-48)	D	
(E9-54)	E	
(F1-38)	F	
(G1-00)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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