



Westwood Hill, SE26 | £300,000

02087029777

[sydenham@pedderproperty.com](mailto:sydenham@pedderproperty.com)

**pedder**  
We live local



## In General

- Superb split level apartment
- Light, bright accommodation
- Reception
- Kitchen breakfast room
- Two double bedrooms
- Bathroom
- Downstairs cloakroom
- Communal gardens
- In need of some modernisation
- No onward chain

## In Detail

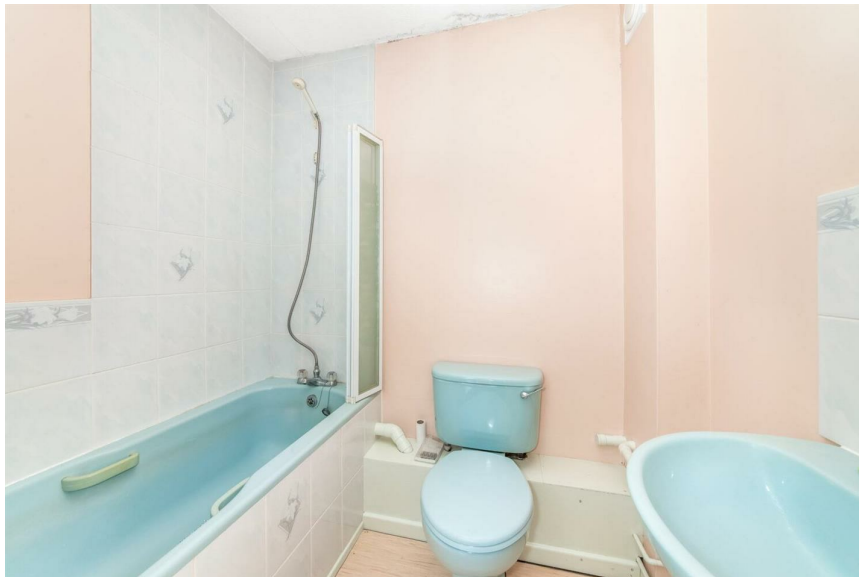
A superb two bedroom, split level apartment benefiting from off street parking and no onward chain, situated in a highly sought after location in Sydenham.

Built circa 1952, the development is a superb example of modernist architecture providing spacious, split level accommodation, centred around communal spaces. Enveloped by lush greenery, natural light and being within close proximity of excellent transport links ensures that there has always been high demand for these well designed homes.

Boasting 792 sq ft of internal space, the property offers a generous reception room, cloakroom, an eat in kitchen, two double bedrooms with fitted storage, and family bathroom.

This location has so much to offer; from numerous local coffee shops, transport links, shopping facilities galore and surrounding green open spaces making this a highly desirable pocket in South East London.

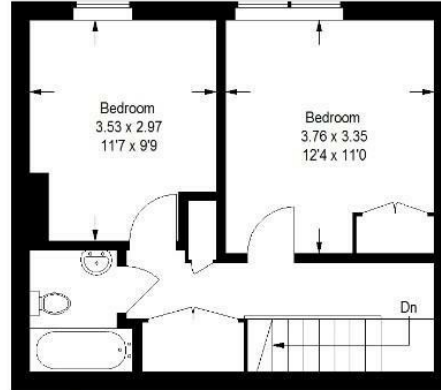
EPC: C | Council Tax Band: B | Lease: 90 years remaining | SC: £1279.48 | GR: £10.00 | BI: TBC



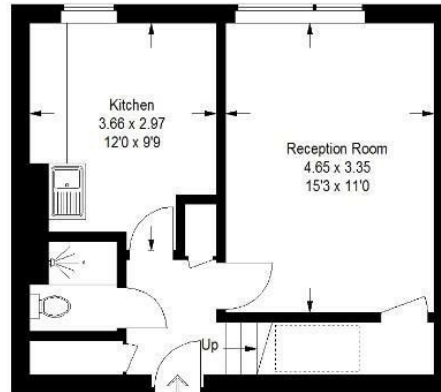
# Floorplan

**Westwood Hill, SE26**

Approximate Gross Internal Area  
73.6 sq m / 792 sq ft



**Third Floor**

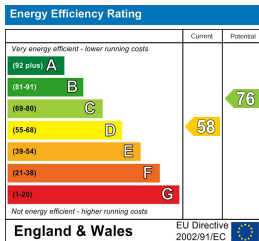


**Second Floor**

= Reduced headroom below 1.5 m / 5'0

Copyright www.pedderproperty.com © 2024

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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.