



barnard marcus

**Hollywood House Station Road, LONDON SE20 7BE**



welcome to

## Hollywood House Station Road, LONDON

\*£600,000\* GUIDE PRICE We are pleased to launch this sought-after Hollywood House development, this exceptional apartment occupies the second floor of a beautifully converted period pub, combining timeless character with contemporary design.

The interiors have been meticulously maintained and thoughtfully upgraded.

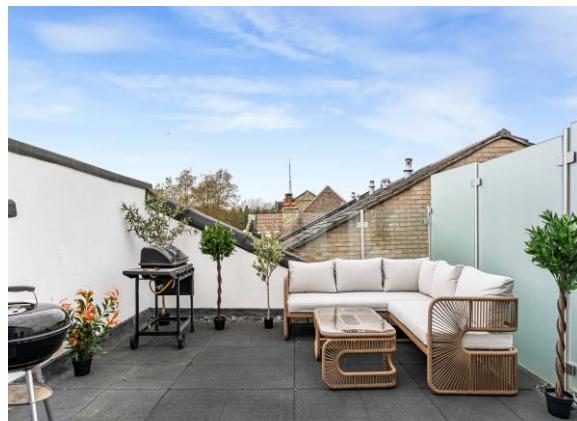
At the heart of the home is a spacious open-plan kitchen and reception area, creating the perfect space for both entertaining and everyday living. Flooded with natural light from large, double-glazed windows, the room feels bright and airy throughout. The high-specification kitchen features sleek, contemporary cabinetry with integrated appliances including a dishwasher, fridge freezer, washing machine, and a built-in wine fridge. For added convenience, a discreet Bluetooth speaker is seamlessly fitted into the cabinetry, enhancing the space with smart, in-kitchen audio. Each of the three generously proportioned double bedrooms

features bespoke built-in wardrobes and shelving. The property

offers three stylish bathrooms (two en suite), all finished to an excellent standard with contemporary fittings and a modern aesthetic.

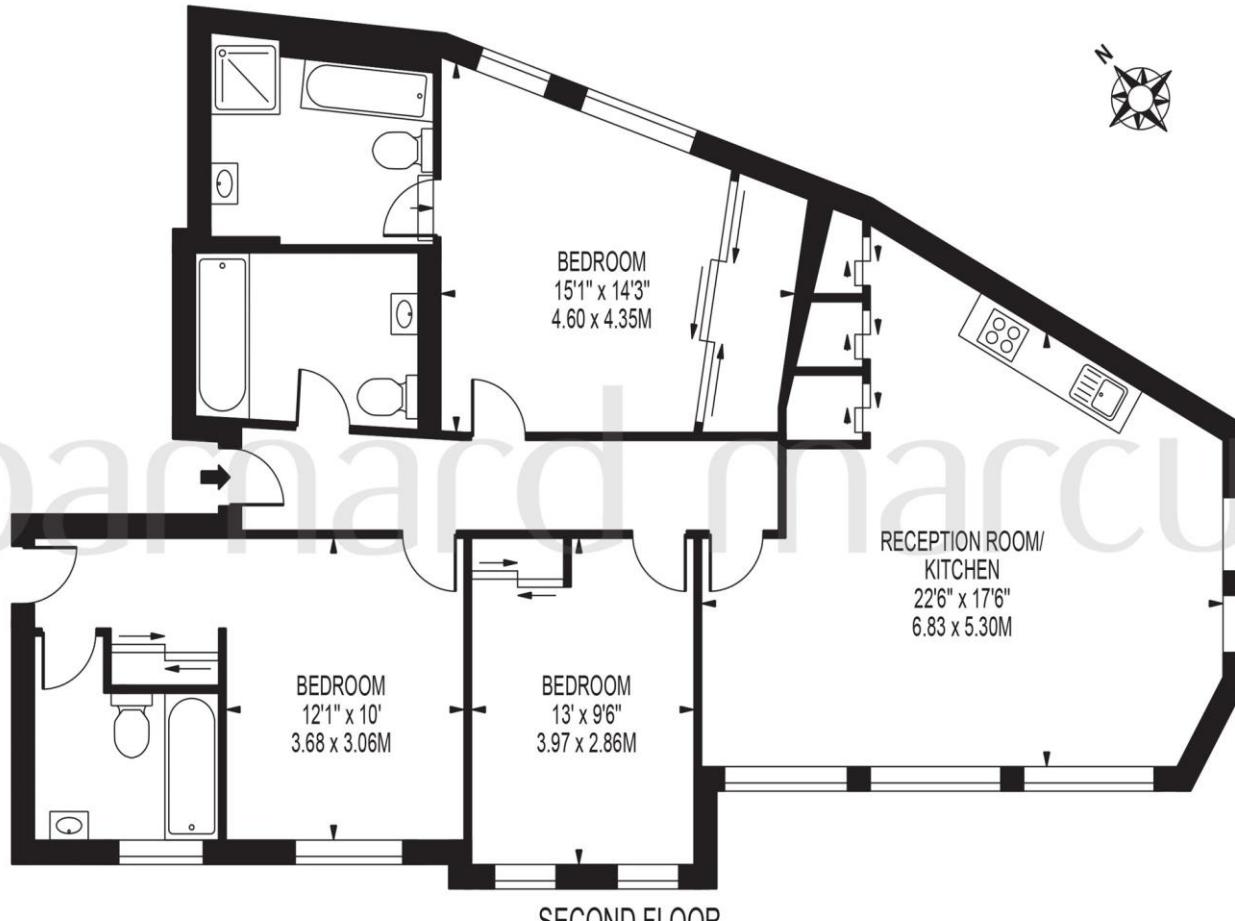
Externally, the property benefits from a substantial south-facing private roof terrace, an ideal suntrap for relaxation and

entertaining as well as access to a large, shared terrace boasting panoramic views across the Penge skyline. The building further offers well-maintained communal areas, and a secure entry phone system.



# HOLLYWOOD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1164 SQ FT - 108.15 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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welcome to

## Hollywood House Station Road, LONDON

- Expansive open-plan living space with high ceilings and large windows
- Private roof terrace plus an additional shared terrace with skyline views
- Three double bedrooms
- Minutes from Penge East Station
- Close distance to local shops

Tenure: Leasehold EPC Rating: C

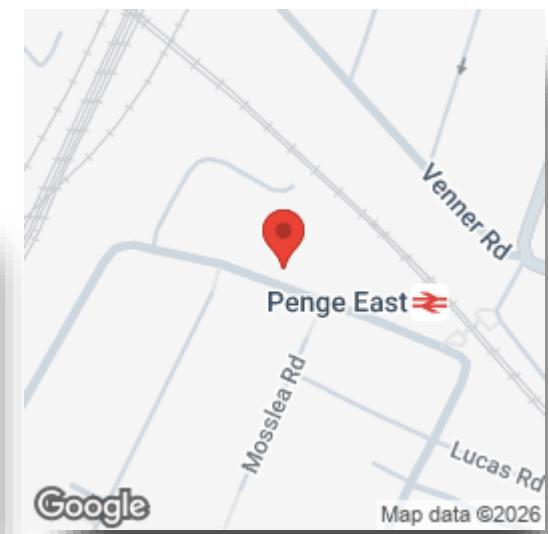
Council Tax Band: D Service Charge: 1250.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

### guide price

# £600,000



**view this property online** [barnardmarcus.co.uk/Property/SYD103195](http://barnardmarcus.co.uk/Property/SYD103195)

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Property Ref:  
SYD103195 - 0012



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