



Sydenham Hill, SE26 | £340,000

02087028111

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

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# In General

- A unique one bedroom apartment.
- Upgraded and modernised to a very high standard
- One double bedroom
- Spacious 19' x 16' living area
- Mezzanine level with modern integrated kitchen
- Contemporary bathroom
- Attractive communal gardens
- Off street parking
- Beautifully presented throughout

# In Detail

Set within a prestigious detached Victorian building is this unique one bedroom apartment.

This outstanding apartment has been upgraded and modernised to a very high standard creating a beautifully presented interior. The accommodation comprises of one double bedroom, a generous 19' x 16' living area, a mezzanine level with modern integrated kitchen and amazing views and a contemporary bathroom.

Externally there are delightful communal gardens and off-street parking.

There is also an EV charging point.

The property is well located for access to nearby Crystal Palace with numerous bars, restaurants and shopping facilities. Dulwich Village is also easily accessible with its boutiques and variety of independent cafes and restaurants. The popular Dulwich Woods and Crystal Palace Park are within just a short walk. Nearby Crystal Palace and Sydenham Hill train stations have frequent services into central London.

EPC: D | Council Tax Band: C | Lease: 83 years remaining | SC: £2,400 pa | GR: £100 pa | BI: Included in SC



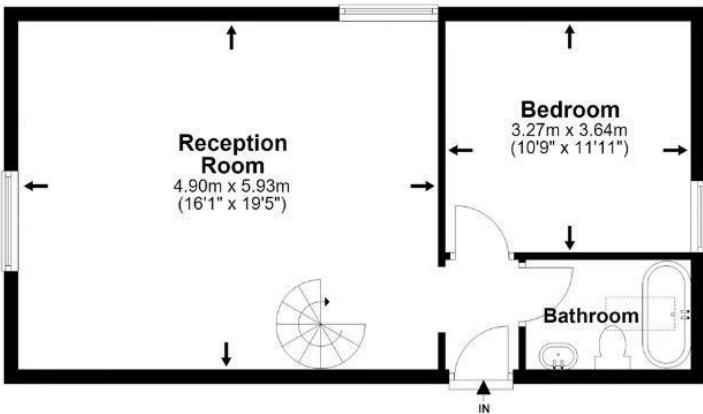
# Floorplan

**Grange Court, SE26**

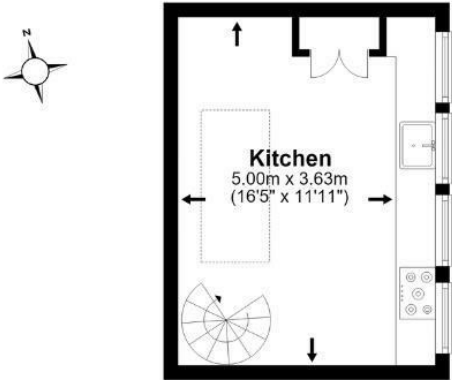
Total\* = 65.1 sq. m / 701.0 sq. ft  
Fourth Floor = 18.2 sq. m / 195.5 sq. ft  
Third Floor = 47.0 sq. m / 505.5 sq. ft  
☐ = Reduced head room below 1.5m



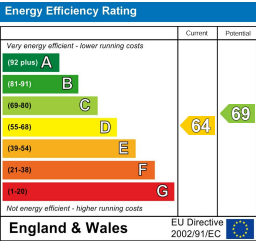
**Third Floor**



**Fourth Floor**



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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