



Sydenham Hill, SE26 | Offers In Excess Of £475,000

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In General

- A modern purpose built apartment
- Particularly spacious - 967 sq ft
- Master bedroom with en-suite shower room
- Further double bedroom, second bathroom
- Large bright and airy lounge/dining room open-plan to;
- Contemporary integrated kitchen
- Secure underground parking
- Communal gardens
- Well presented throughout
- Offered with no onward chain

In Detail

A modern purpose built apartment located in this desirable area of Sydenham Hill.

The property has recently been repainted and decorated throughout and with a gross internal area of 967 sq ft offers particularly spacious and well presented accommodation comprising master bedroom with en-suite shower room, further double bedroom, modern bathroom and lounge/dining room open-plan to a contemporary integrated kitchen. The property is set within attractive communal gardens and also benefits from a designated parking space in the underground garage and lift access within the development.

Blyton House is well located for access to nearby Crystal Palace with numerous cafes, restaurants and shopping facilities. Dulwich Village is also easily accessible with a variety of independent boutiques, 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 offer excellent services into central London.

Offered with no onward chain.

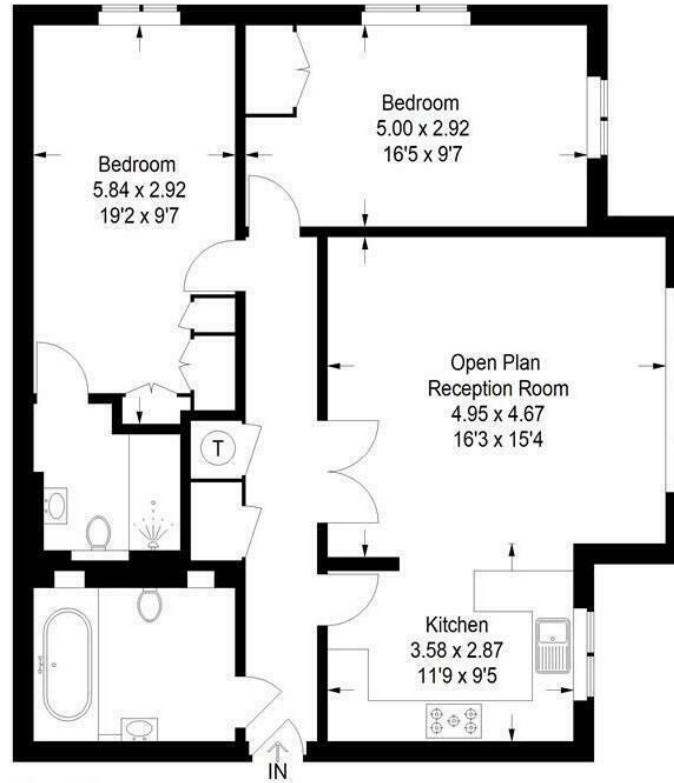
EPC: B | Council Tax Band: D | Lease: 106 years remaining | SC: £2,700 pa | GR: £300 pa | BI: Incl in SC



Floorplan

Blyton House, SE26

Approximate Gross Internal Area
89.8 sq m / 967 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1142884)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		84	84
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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