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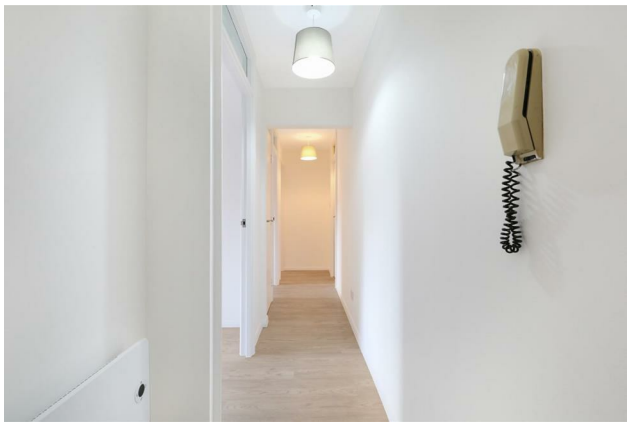
4 Wavel Place, London, SE26 6SF

£1,800 Per Month

Property Images



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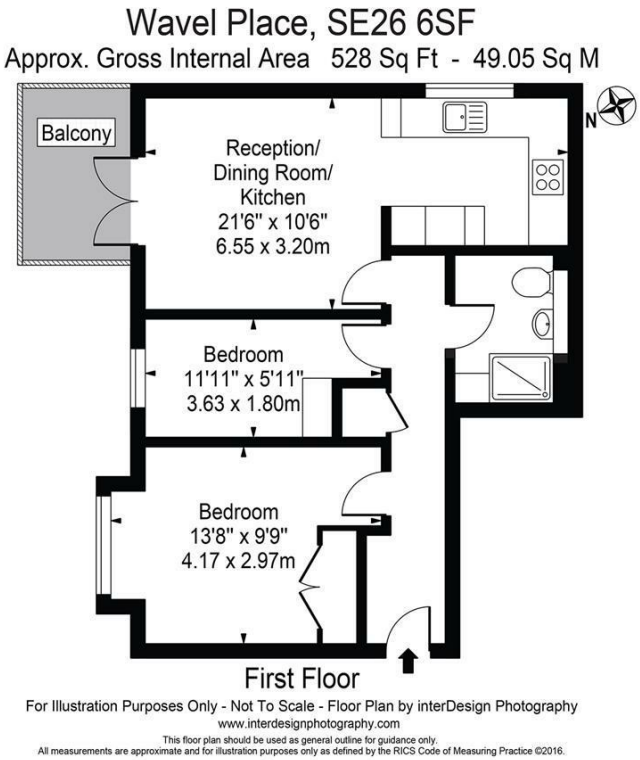
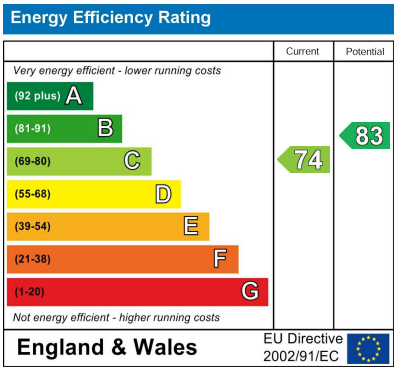


EPC



Map

Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure:

ASKING PRICE £1,800

UNFURNISHED

EPC: C

COUNCIL TAX: C

New to the market is this two-bedroom apartment in the heart of Crystal Palace.

This property offers approximately 528 sqft of living space comprising of one-double bedroom, a single bedroom, a living room with a balcony offering views, a family bathroom and an open-plan kitchen. The property is situated on the first floor and there is allocated parking available in the development.

Located on the Upper Sydenham and Dulwich borders and just a short walk to Sydenham Hill station which serves London Victoria.

Features

• ASKING PRICE £1,800 • UNFURNISHED • Private Development - Ideal Location • Two Bedroom Apartment • Separate Living Room With Balcony • Secure Entry • Allocated Parking • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport and Schools • In Proximity of Parks and Green and Spaces

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For those that like green spaces and strolls in an interesting environment, Crystal Palace Park is an English Heritage Grade II listed park. It is said to be one of the largest parks in South London and one of the most significant parks in Britain. It's located approximately 0.1 mile from the property which adds substantial desirability factor to this property especially with local buyers who understand the appeal of being so close to

the park.

The park is home to the National Sports Centre, several recreational activities and a variety of heritage features. There is lots to enjoy regularly in the park including:

• Crystal Palace Park Dinosaurs
• Italian Terraces
• Café
• Children's play area
• Former boating lake
• Maze
• Fishing lake
• Concert bowl
• Children's farm

Mayow Park is another popular local green space, known for its large and well-crafted landscape, well-kept tennis courts, nature reserves and so much more is also in the locality.

The local area is just packed with recreation, nature and history. Some other desirables include:

• A historic 18-hole golf course
• Local leisure centre and library which includes a swimming pool
• Sydenham Hill woods which is popular with walkers
• Various restaurants, cafes, boutique stores and supermarkets in proximity of the property
• A nature reserve

Whilst Crystal Palace Park is a main attraction in this area, the lovely and little-known smaller Wells Park is also in proximity and is one of those little hidden gems. It has two playgrounds, tennis courts, basketball, conservation woodland, two ponds to name but a few attractions. Being surrounded by so much green space despite living in London is a truly lovely experience.

With Dulwich being one of the adjoining towns you might also spend a lot of time in Dulwich Park, Dulwich Village, and have dinner in East Dulwich. Dulwich has such a lovely selection of choice be it recreation (art galleries and parks) or dinning in the vast selection of restaurants and pubs in the Village or along Lordship Lane.

One of the greatest attractions in South East London (featured in Time Out) is The Horniman Museum and gardens. You might often go for walks there to enjoy the events and farmers market they regularly host.

Crystal Palace, Dulwich, Forest Hill and Sydenham towns offer many small independent high street conveniences including an award-winning butcher, some fantastic cafes, several boutique shops selling clothing and furniture as well as a few great modern gastro and family friendly pubs.
Crystal Palace is very popular for its Triangle, a combination of three roads next to Crystal Palace Park which have a selection of restaurants, bars, cafés, antique shops, boutique shops and gastro pubs as well as some of the well-known high street brands including Sainsburys.

Hunters estate agents Forest Hill have sold and rented several houses and flats near Wavel Place – SE26 over the last 10 years. The stats from a sale include:

• Offers received for 103.57% of the guide price
• 7 Viewings
• 3 offers received (42.85% of offers were received compared to viewings!)
• Offers received in 3 days of going to market

Hunters also let and manage properties close to Wavel Place, SE26

Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 149 years remaining (189 years from 1986)
Council tax band: C
EPC rating: C
Monthly rent: £1,900

The building
Other flat, standard construction
1 bedroom, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing and underfloor heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three great, EE great
Parking: Allocated, Off Street, and Private
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
Tree preservation order present
Title register restrictions (TGL518325):
- The owner is restricted from selling, sub-letting, or transferring the property to someone else without following specific procedures set out in the lease.
- The owner must not do anything on the property that the landlord or neighbours might reasonably consider a nuisance or an annoyance.
- The owner cannot keep temporary structures like huts, sheds, caravans, or mobile homes on the land to use as extra living or sleeping space.
- The owner is not allowed to use the property for advertising or display posters and notices, except for a standard sign when the property is being sold.
- The owner cannot cut down any timber trees on the land without first consulting and reaching an agreement with the previous owner's representatives.
- The owner must not dig up the soil more than is strictly necessary or remove sand, gravel, or other earth from the site.
- The owner is prohibited from burning materials like clay or ballast on the property and must not bring rubbish or waste onto the land.
- The owner cannot claim legal rights to 'light and air' that would prevent the landlord or neighbours from building or altering nearby buildings.
No environmental risks recorded