



**Kingswood Estate, Dulwich**

Price Guide £300,000



## Property Summary

GUIDE PRICE £300,000 - £315,000

Propertyworld is delighted to present this spacious and beautifully presented two double bedroom, second floor flat, ideally located on the ever-popular Kingswood Estate on the Dulwich borders (SE21).

The development has recently benefited from a comprehensive refurbishment programme by Southwark Council, including new front doors and important fire safety improvements—providing both peace of mind and a smart, refreshed environment.

The property offers bright, airy and well-balanced accommodation throughout, enhanced by large windows that flood the space with natural light. There is neutral décor and double glazing throughout. The generous lounge leads directly onto a private balcony, creating an ideal space to relax or entertain. There is a modern fitted kitchen, a contemporary bathroom and two genuine double bedrooms, making the flat perfect for first-time buyers, couples or those working from home.

The location is excellent. Sydenham Hill railway station is just a short walk away, offering fast and direct services into London Victoria Station (approx. 14 minutes) via Brixton and Herne Hill. The beautiful Sydenham Hill Wood Nature Reserve is also close by, along with a wealth of green open spaces.

The vibrant amenities of Crystal Palace Triangle and Gypsy Hill are within easy reach, with their array of independent cafes, restaurants and gastropubs. The iconic Crystal Palace Park is also nearby.

Further benefits include a long lease, off street parking and excellent transport links, with numerous bus routes serving the area.

In our opinion, this is an excellent flat, offering generous accommodation, a superb location and strong value for money. Early viewing is highly recommended.

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

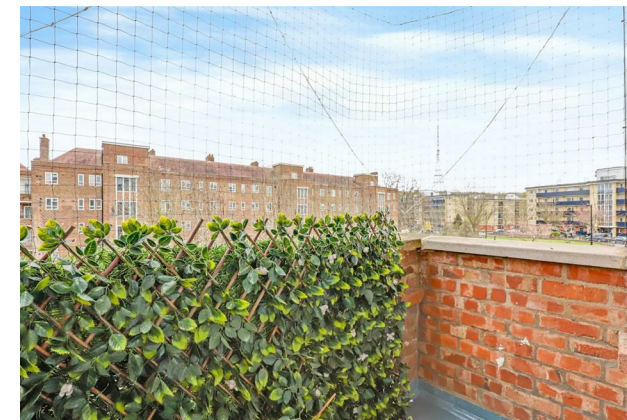
## Property Summary

- Two double bedroom flat
- Low rise purpose built - well maintained development
- Neutral, well presented throughout
- Private balcony
- Modern kitchen and bathroom
- Double glazed
- Private parking
- Long lease
- Sought after SE21 location close to Crystal Palace and Gypsy Hill
- Council tax is B, EPC is C

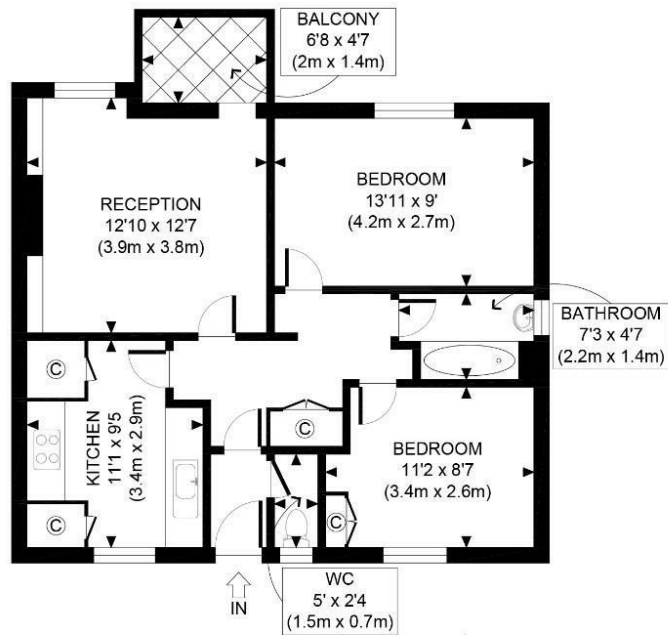
## Our Vendor Loves...

"We've loved living in this flat and it has been a wonderful home for us. One of the things we've appreciated most is how quiet it is, making a peaceful and relaxing environment away from the bustle outside. The neighbours are friendly and considerate, which has made it feel like a welcoming and supportive community. The flat itself is also very well insulated and holds its heat exceptionally well, making it cosy and energy-efficient throughout the colder months. Altogether, it's been a comfortable, calm, and happy place to live, and we hope the next owners will enjoy it just as much as we have.

The flat is ideally located within easy reach of the Crystal Palace Triangle, known for its vibrant mix of independent shops, bars, and many restaurants. For commuters, Sydenham Hill railway station is just a 7-minute walk away, offering convenient connections with trains running every 15 minutes to London Victoria station, with a journey time of approximately 15 minutes. This combination of local charm and excellent transport links makes the location both lively and highly practical."



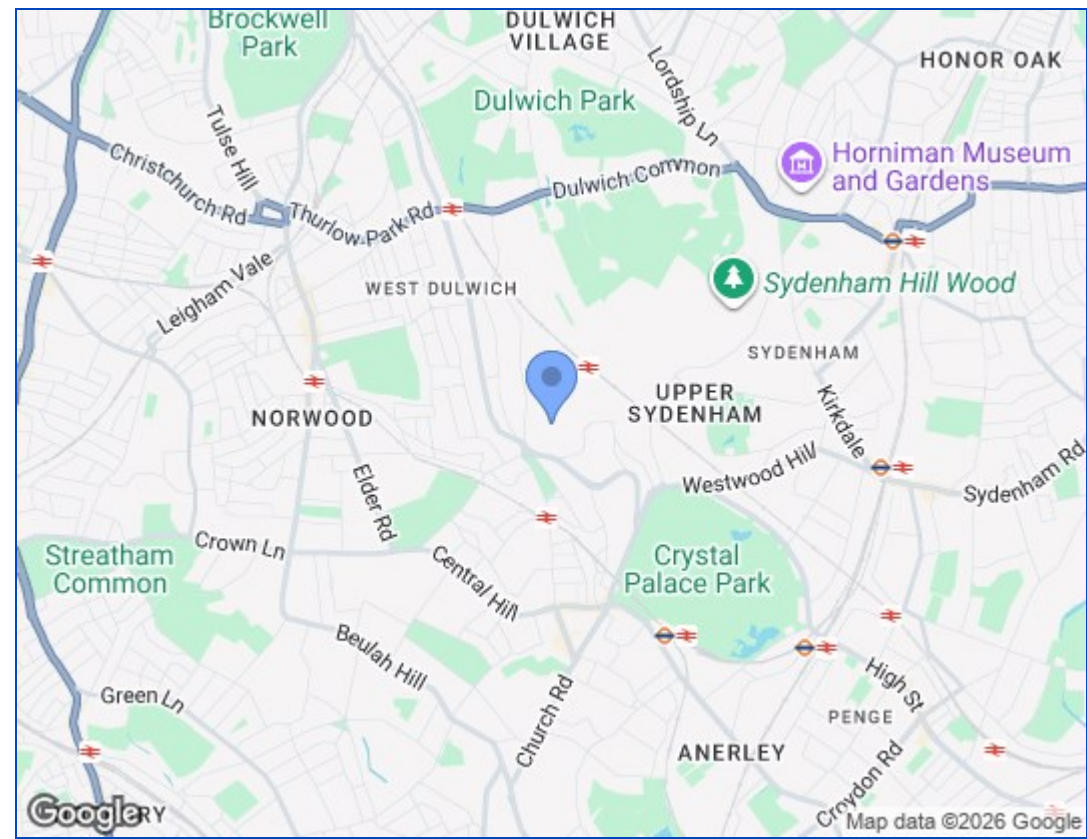




SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 631 SQ FT



<p><b>APPROX. GROSS INTERNAL FLOOR AREA 631 SQ FT / 59 SQM</b></p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>mellor house</p> <p>date 31/03/26</p> <p>photoplan </p>
---	--



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

