



## BROMLEIGH COURT SYDENHAM HILL LONDON, SE23 3PW

**£325,000**  
LEASEHOLD

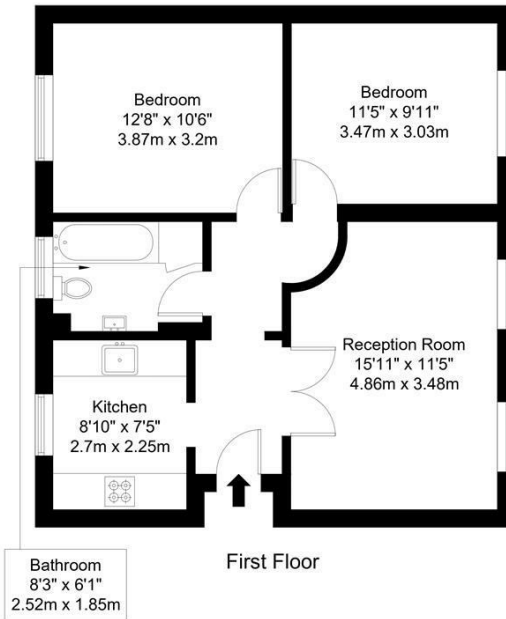
Moments from the Horniman Museum & Gardens and on the cusp of Dulwich, Sydenham and Forest Hill, sits this 650 SQ FT, two double bedroom apartment. The apartment is set on the first floor of this purpose built building, and provides a smart and spacious interior throughout. Internally, the layout consists of two spacious double bedrooms, a good-sized kitchen, a bright well-proportioned bathroom suite and an spacious reception room with an abundance of natural light.

Forest Hill Station is just 0.4 miles away from the property and offers brilliant connections into London Bridge, and East London via the highly rated London Overground Line. Sydenham Hill Station is another alternative that provides superb connections into Brixton and London Victoria.

**DouglasPryce**

# Bromleigh Court, SE23 3PW

Approx Gross Internal Area = 60.4 sq m / 650 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**DouglasPryce**