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Homewalk house Sydenham SE26

PUTTING YOU FIRST

Key features

- Chain free
- Top floor apartment
- Independent living
- Generous bedroom
- 24-hour Appello emergency call system
- Lift Access
- Residents parking facilities



Description

Integra Estates is delighted to present this beautifully appointed one-bedroom independent living retirement flat at Homewalk House, SE26, designed exclusively for individuals aged 60 and over, or 50 if you're a couple. This wonderful home has been thoughtfully designed. The lounge features a unique shape, purposefully capturing serene views over the beautifully kept communal garden. Bathed in natural light, it's an inviting space for both relaxation and entertaining.

The modern kitchen is spacious with ample countertop space ideal for both quick everyday meals and culinary creativity when entertaining friends or family. The shower room is designed with ease of use in mind, offering excellent functionality for day-to-day living.



The bedroom is impressively proportioned, providing a generous and comfortable space, larger than many one-bedroom flats in the building.

At Homewalk House, all floors are served by a lift, ensuring easy access throughout. Communal areas are heated and maintained to a meticulous standard.

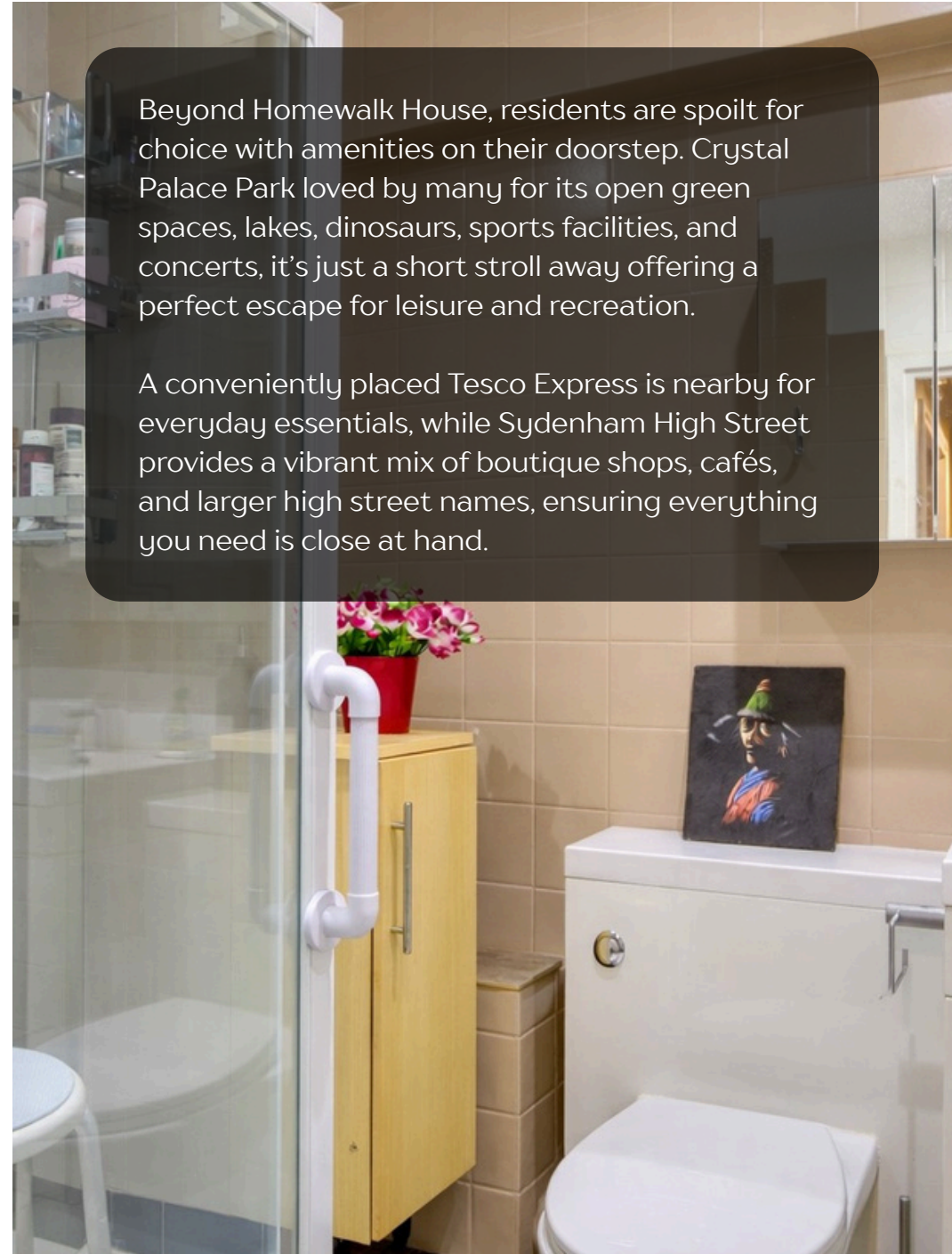
The welcoming environment is one where you should always feel at ease, whether you prefer a peaceful lifestyle or engaging in the community. In the communal lounge, residents can be found enjoying puzzles, live music, or friendly conversations over tea and coffee. The beautifully tended gardens offer a tranquil haven, and green-fingered residents are always adding a splash of colour, making it a delightful place to live.





Beyond Homewalk House, residents are spoilt for choice with amenities on their doorstep. Crystal Palace Park loved by many for its open green spaces, lakes, dinosaurs, sports facilities, and concerts, it's just a short stroll away offering a perfect escape for leisure and recreation.

A conveniently placed Tesco Express is nearby for everyday essentials, while Sydenham High Street provides a vibrant mix of boutique shops, cafés, and larger high street names, ensuring everything you need is close at hand.





Location

The development itself is well regarded, with resident parking, a welcoming communal lounge, laundry room, lift access, a guest suite for visiting family, and the reassurance of a house manager during the week as well as a 24-hour Appello emergency call system.

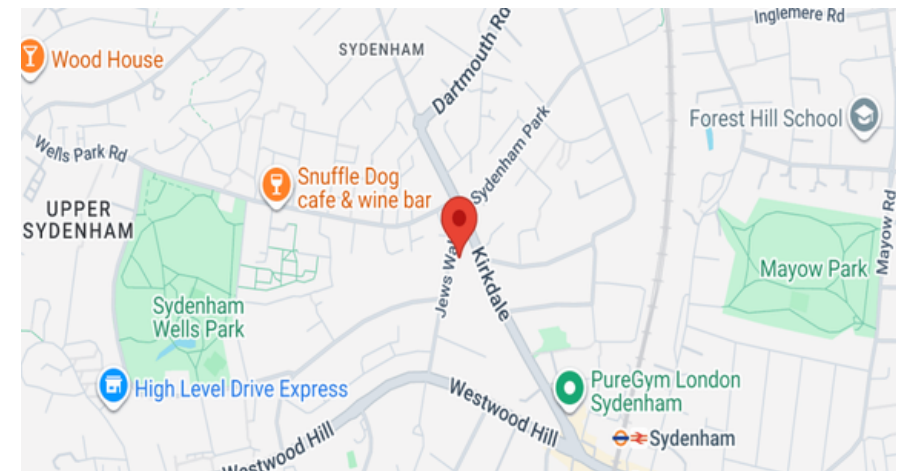
If you would like to experience the wonders of Homewalk House, or to arrange a viewing of this property, please contact us at your earliest opportunity. Top floor properties here tend to be in high demand, due to the elevated views and no one noise from above, Let us help you find your perfect next chapter.

Local Authority Lewisham

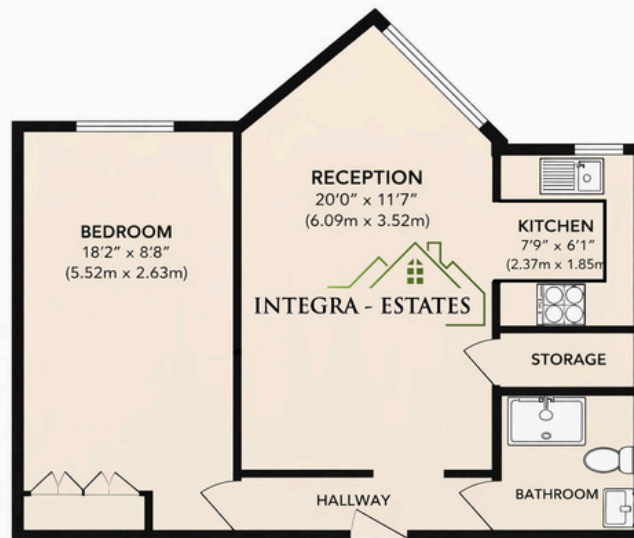
Council Tax band: C

Tenure Leasehold

Lease length 87 Years Service charge: £2,641.00 PA | ground rent: £501.86PA (to be confirmed by the purchaser's solicitor)



Disclaimer



TOTAL FLOOR AREA: 494 sq.ft. (45.9 sq.m) approx

This floor plan is for illustration purposes only and should not be relied upon for accuracy. All measurements are approximate and any references to appliances or fixtures do not imply they are in working order. No responsibility is taken for any errors, omissions, or misstatements in the floor plan. For a precise and accurate layout, an independent specialist should be instructed.

Please be advised some of these images might have been digitally edited with furniture. This is for illustration purposes only. The furniture in these images are not to scale. The Floor plan in its entirety is for illustration purposes only, it is not to scale! it is the buyer's responsibility to obtain an accurate floor plan and not to rely upon the measurement listed. Integra-estates accepts no responsibility for misprints or any errors or inaccuracies in the floor plan and advertisement of this property listing. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose and have not been tested.

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Official government guidance states that customer due diligence must be carried out so that estate agents can confirm a buyer's identity and make sure that the money being used to purchase a property is from a legitimate source. Without satisfactory proof of funds and verification of the source of those funds, Integra-Estates cannot legally proceed with a transaction. To ensure we are compliant with this law, Integra-Estates uses an external AML compliance company. As a business we charge £35 Plus VAT per person for our AML checking process. for example if one person is buying a property via Integra-Estates on their own, we charge £35 Plus VAT £7.00 Total Payable £42.00 If two people are purchasing the property it will be a total payment inclusive of VAT of £84.00.

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