



Sydenham Hill, SE26 | Offers In Excess Of £550,000

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# In General

- A stunning first floor purpose built apartment
- Particularly spacious - 972 sq ft
- Two double bedrooms
- Two bathrooms (one en-suite)
- 24' x 15' lounge/dining room open-plan to;
- Modern integrated kitchen
- Front balcony
- Secure underground parking, communal gardens
- Beautifully presented throughout

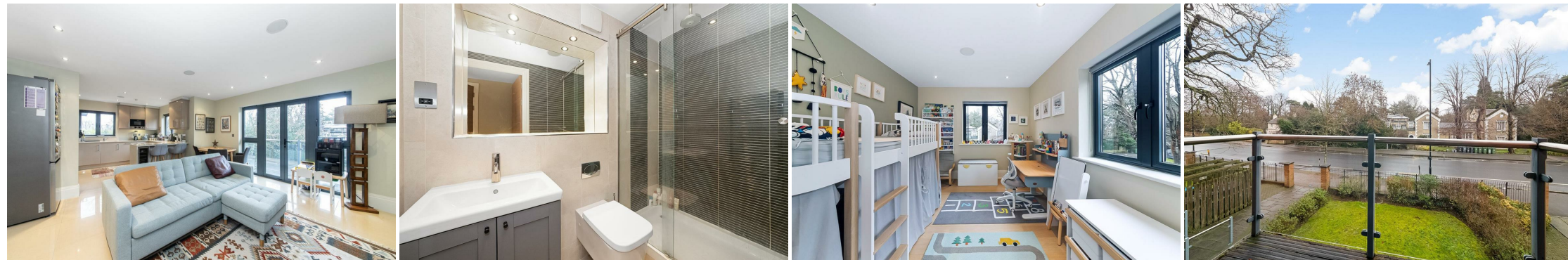
# In Detail

A charming two double bedroom apartment located in the desirable area of Sydenham Hill. Built in 2007 as part of a purpose-built development, the property is beautifully presented throughout.

With a gross internal area of 972 sq ft this impressive first floor apartment offers particularly spacious accommodation comprising two double bedrooms, two bathrooms (one en-suite), 24' x 15' lounge/dining room open-plan to a modern, integrated kitchen. From the lounge double doors give access to a front balcony. The property has communal gardens and there is a designated parking space in the underground garage. There is also a lift within the development.

The property is well located for access to nearby Crystal Palace with numerous bars, restaurants and shopping facilities. Dulwich Village is also easily accessible with its boutiques and variety of independent 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 have frequent services into central London.

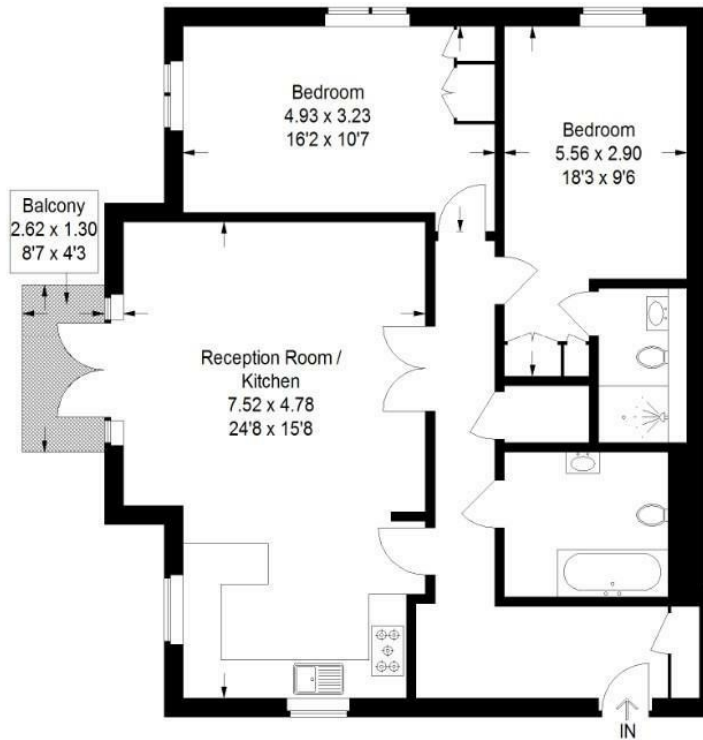
EPC: C | Council Tax Band: D | Lease: 106 years remaining | SC: £3,600 | GR: £300 pa | BI: Included in SC



# Floorplan

## Blyton House, SE26

Approximate Gross Internal Area  
90.3 sq m / 972 sq ft



### First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		75	77
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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