



## Flat 2, 35 Westwood Hill , SE26 6NY

**Asking Price £235,000**

Galloways are delighted to present this one-bedroom ground floor purpose-built apartment, ideally located on Westwood Hill within easy reach of both Sydenham and Crystal Palace.

The property offers a well-proportioned layout, featuring a spacious reception room, separate kitchen, double bedroom, and bathroom. The apartment forms part of a well-maintained block surrounded by communal gardens and benefits from a residents' car park, providing convenient off-street parking.

The location offers excellent transport links, with Sydenham Station (London Overground and Southern services) and Crystal Palace Station both within walking distance, providing quick connections into London Bridge, Canada Water, and Victoria.

You'll also find a fantastic selection of cafes, bars, and shops nearby, while Crystal Palace Park is just a short stroll away, perfect for leisure, sports, and weekend walks.

This property presents an ideal opportunity for first-time buyers or investors looking for a well-connected home in a desirable South London location.

- GROUND FLOOR PURPOSE BUILT APARTMENT
- 10 MINUTES WALK TO SYDENHAM TRAIN STATION (TIMES ESTIMATED BY GOOGLE MAPS)
- ONE BEDROOM
- DOUBLE GLAZED AND CENTRAL HEATING
- GOOD SIZE RECEPTION ROOM WITH LOTS OF NATURAL LIGHT
- COMMUNAL GARDENS
- RESIDENTS CAR PARK
- 12 MINUTES WALK TO SYDENHAM STATION
- 5 MINUTES WALK TO CRYSTAL PALACE PARK
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

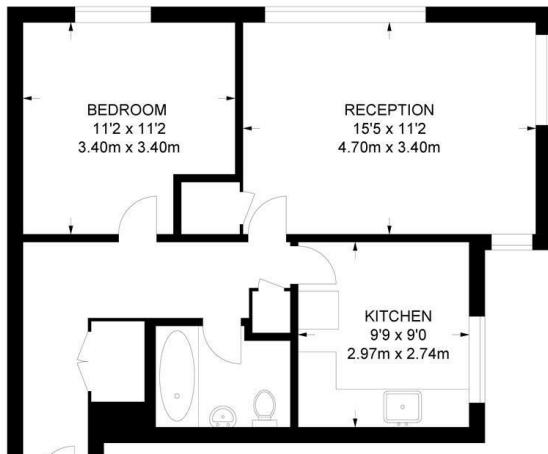


## Floor Plan

### Westwood Hill, SE26

#### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 550 SQ FT / 51 SQ M



GROUND FLOOR

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)			
A			
B			
(81-91)			
C			
(68-80)			
D			
(55-68)			
E			
(38-54)			
F			
(21-38)			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A			
B			
(81-91)			
C			
(68-80)			
D			
(55-68)			
E			
(38-54)			
F			
(21-38)			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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