

SYDENHAM HILL, SE26

LEASEHOLD

GUIDE PRICE £600,000 TO £635,000



## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 2

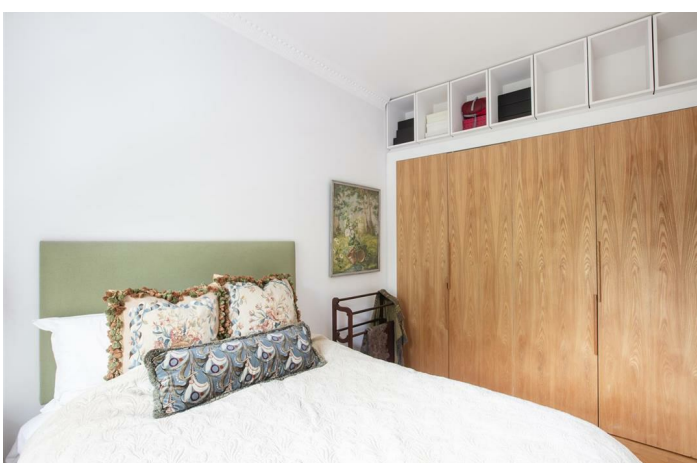
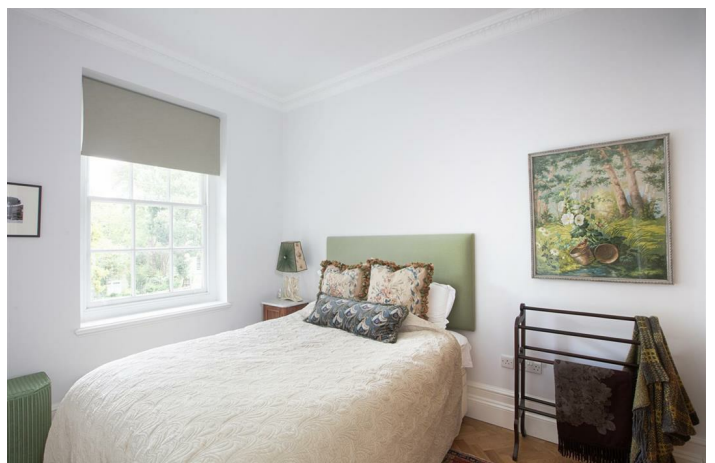
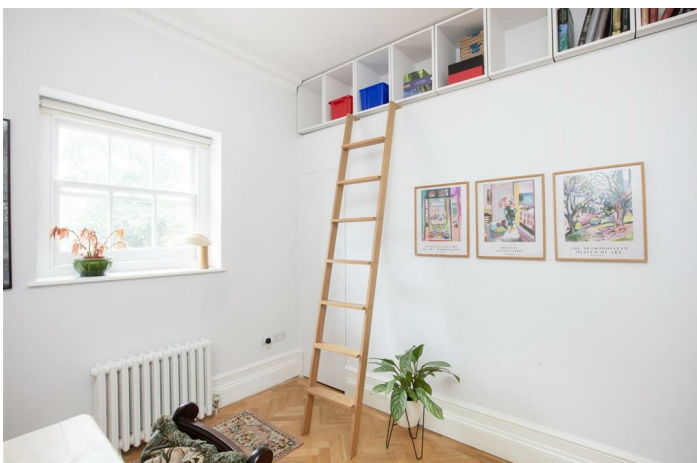
Lease Length: 112 years  
Service Charge: £2328  
Ground Rent: £425 including parking space

## FEATURES

Wonderful Detached Period Conversion  
Allocated Parking  
Abundant Bespoke Storage  
Impressive Period Details  
Leashold



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Magnificent Three Bedroom Period Conversion with Beautiful Finish.

Taking a prized spot within an impressive detached period conversion, this elegant three bedroom boasts much to get excited about. Tremendous high ceilings, tall sash windows, bespoke storage, contemporary kitchen and bathrooms all combine to make the perfect offering. The layout is conducive for comfortable living and you're within easy reach of endless greenery and amenities. Easy access into central London, combined with a village lifestyle surrounded by leafy parks, woods and green walking trails. The location is leafy, mature and peaceful, set back from Sydenham Hill which connects Sydenham with Crystal Palace. Sydenham Hill station is an easy walk away for Victoria bound trains, and there are also plenty of bus routes on your doorstep. Forest Hill station offers trains to London Bridge and the London Overground Line for connections to Canary Wharf (via Canada Water) in a mere 16 minutes. Islington and Shoreditch are also direct and easy.

The house sits behind high mature hedging. A well maintained communal front space supplies your allocated parking. There's a show-stopping arched fanlight over the original door. This opens to a wide and welcoming shared hallway with fantastic high ceilings and original cornicing. The inner side of the fanlight bears original stained glass for added charm. Upward to the first floor you gain access to the flat. An inner vestibule offers handy coat and broom storage. Stunning parquet flooring continues forth, as does tasteful neutral decor. The living space runs semi open-plan with a comfortable living space offering peaceful aspect, cornicing and plenty of lounging and dining. There's a handsome feature mantel with ornate detail and more cornicing. Funky contemporary storage sits above fitted units. These back onto your fantastic modern kitchen which is separated from the lounge via a floating wall. Stone counters sit atop wooden cabinets and there's a range of modern appliances including integrated dishwasher, four ring gas hob and oven.

A rear hall with fab integrated bookshelves and lighting leads first to your bathroom. It's a modern affair with wooden panelling and a lovely circular wash hand basin over chunky wooden units. The first of your three lovely bedrooms comes next across the hall. Currently arranged as a large study, it supplies a side aspect, recessed raised storage and further access to the kitchen/living area. The second double bedroom has a bright front aspect and a wall of storage. Last but not least comes a super-sized master double bedroom with more recessed and raised storage and a cleverly tucked ensuite shower room.

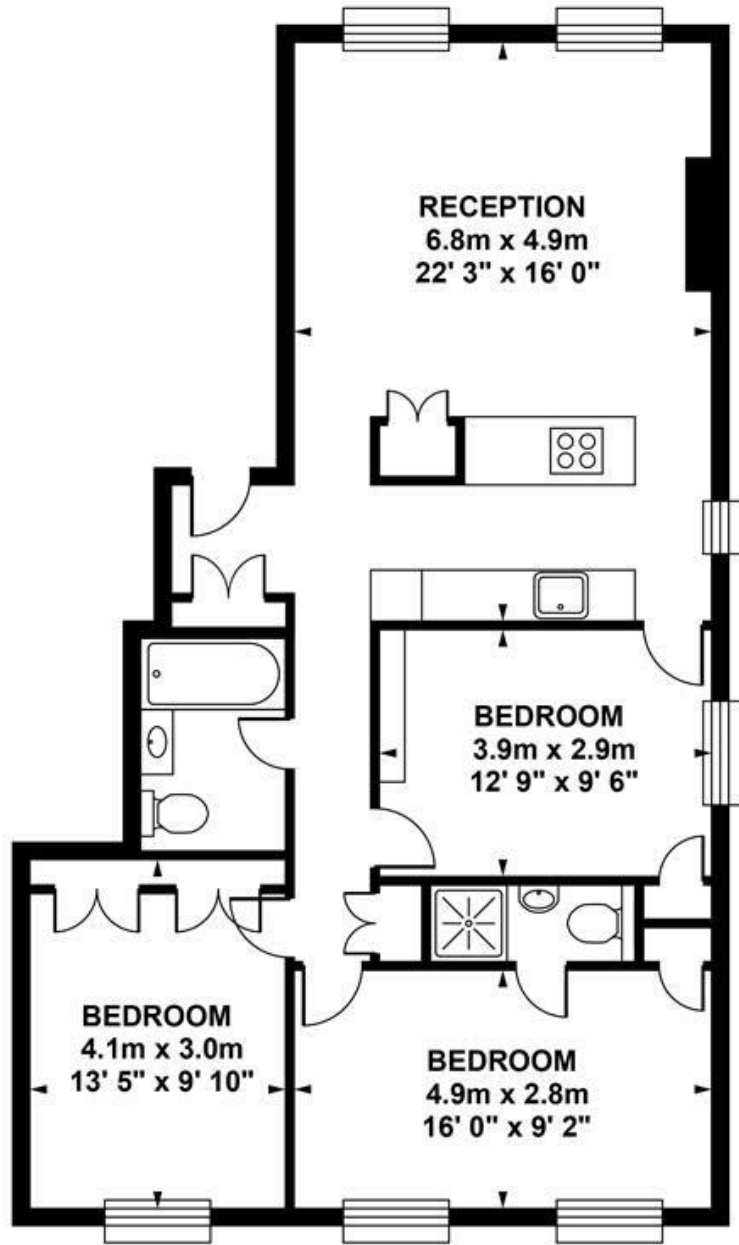
The Dulwich Wood House is just moments from the development and a popular local should you fancy a winter pint or summer Pimm's. Head down to Sydenham for independent wine bars, craft beer, vintage shops and some fab gastropubs. Take a trip into Dulwich Village for its cosmopolitan collection of restaurants, bars and boutiques or over to Peckham Rye for rustic pubs, internationally recognised cuisine or some welcoming beer gardens.

You are also mere minutes from Dulwich Woods and Sydenham Wells Park for Sunday walks, as are Dulwich and Crystal Palace Parks. Crystal Palace, Forest Hill, Dulwich and Lordship Lane all are easily reached for abundant social endeavours. The Horniman Gardens is seriously close for a walk or a kick-about. The Dulwich schools are all easily reached for an easy morning commute and you're within easy reach of the Dulwich Picture Gallery, Dulwich Golf Club and the restored gothic revival All Saints Church which hosts regular services, choral music and popular concerts.

Tenure: Leasehold

Lease Length: 112 years remaining


Council Tax Band: D



## FIRST FLOOR

Approximate. internal area :  
87.10 sqm / 937 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	83
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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

