

# Stanfords

— sales & lettings —



**£365,000 Leasehold**

2 bedroom flat

Sydenham Hill

Sydenham

# Read all about it...

This bright and spacious apartment is situated on the second floor of this 1960's building nestled away in upper Sydenham, just a short distance from Sydenham Wells Park and Sydenham Hill Station.

The space offers comfortable and contemporary living featuring a spacious enough lounge for both living and dining room furniture, a modern kitchen with ample storage, integrated dishwasher and worktop space, 2 bedrooms, and a functional 3-piece shower room. There is also useful built-in storage space in the entrance hall. Externally, the landscaped communal gardens wrap around the building and lead to a private garage.

Upper Sydenham offers a serene residential atmosphere with easy access to green spaces like Crystal Palace Park and Mayow Park. Residents enjoy excellent transport links via Sydenham Hill Station, connecting to central London. The area boasts a vibrant local hub in Kirkdale Village, providing essential amenities and charming cafes adding additional appeal to anyone looking for their first home or climbing the property ladder.

Tenure: Leasehold (90 years remaining) | Service Charge: £165.60pm | Ground Rent: £350pa

## SECOND FLOOR

### Hallway

Pendant ceiling lights, storage cupboard, radiator, tiled flooring.

### Lounge

05.63m x 3.73m (18' 6" x 12' 3")

Pendant ceiling lights, double-glazed windows, radiator, stripped hardwood floorboards.

### Kitchen

2.25m x 2.07m (7' 5" x 6' 9")

Pendant ceiling light, double-glazed window, wood top surfaces, electric oven, gas hob with overhead fan extractor, stainless steel sink with drainer, tiled flooring.

### Bedroom

4.59m x 3.00m (15' 1" x 9' 10")

Pendant ceiling light, double-glazed window, radiator, stripped hardwood floorboards.

### Bedroom

3.73m x 2.13m (12' 3" x 7' 0")

Pendant ceiling light, double-glazed window, radiator, stripped hardwood floorboards.

### Shower Room

2.38m x 2.07m (7' 10" x 6' 9")

Circular ceiling light, frosted window, walk-in shower with glass divider, basin sink unit, heated towel rail, tiled walls & flooring.

## OUTSIDE

### Garage



Second Floor

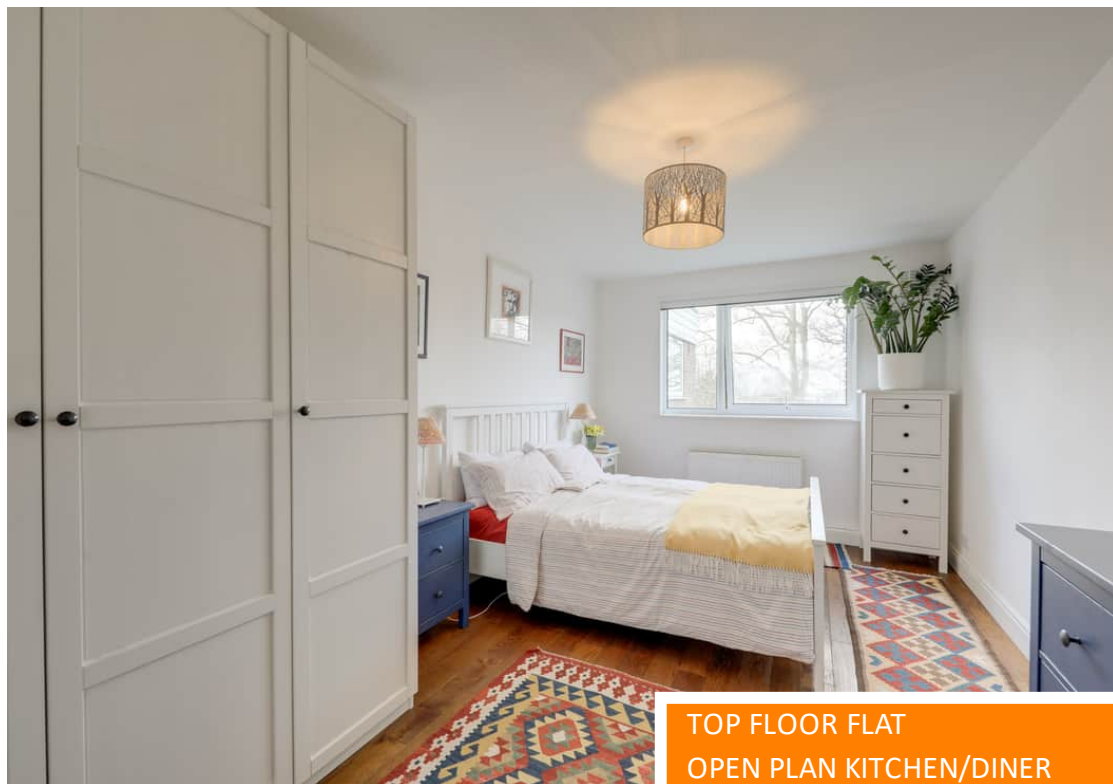
Total Area: 66.0 m<sup>2</sup> ... 711 ft<sup>2</sup> (excluding garage)

Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

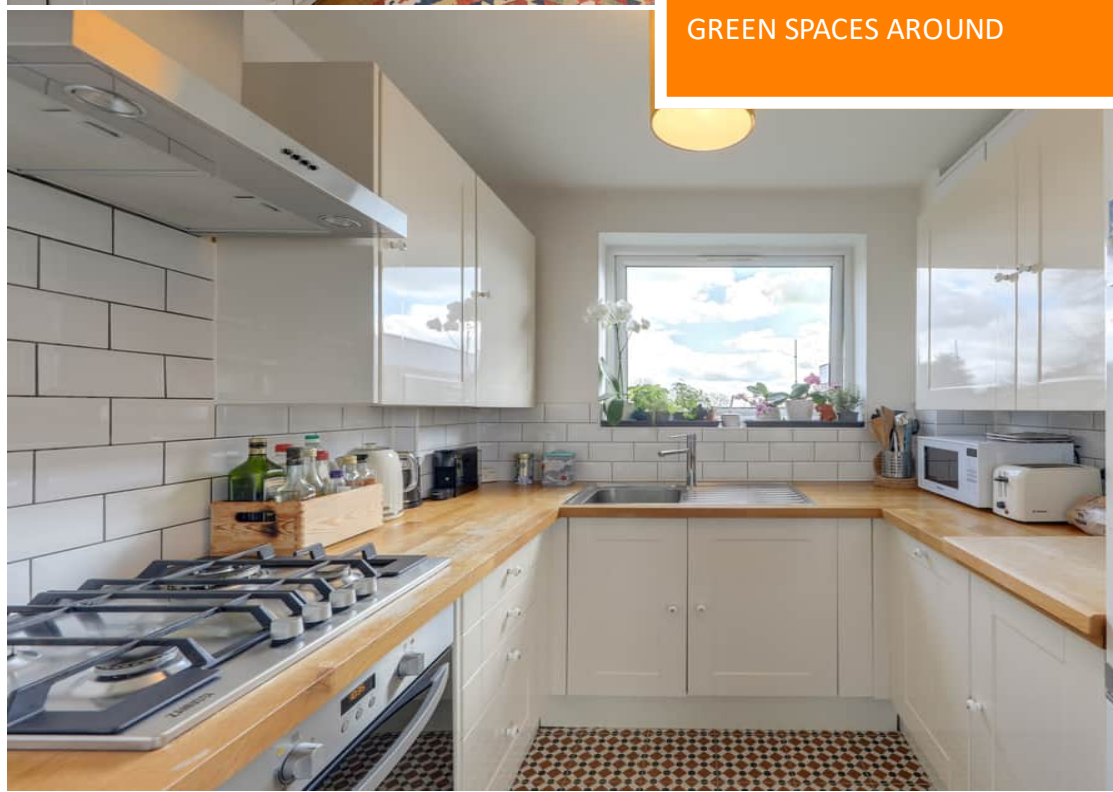
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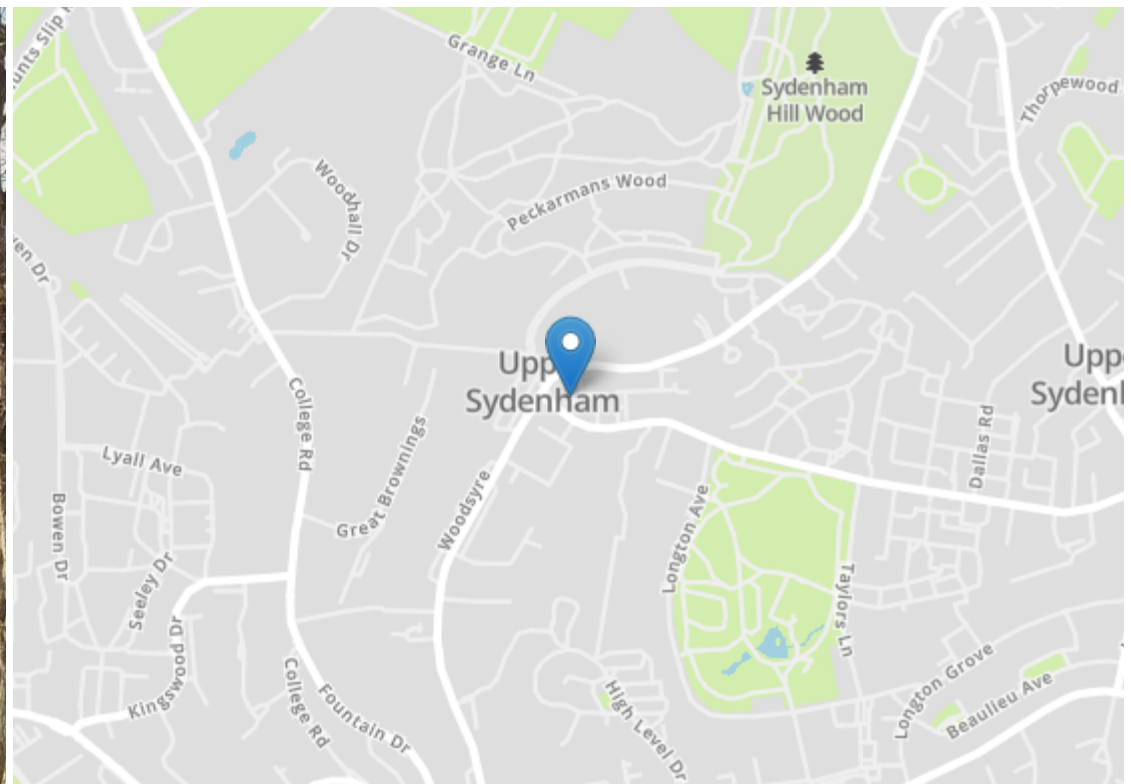
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TOP FLOOR FLAT  
OPEN PLAN KITCHEN/DINER  
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GARAGE  
0.3MI TO SYDENHAM HILL  
STATION





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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