



Willow Way, London, SE26 4AR

£425,000

This delightful two-bedroom property combines modern living with the charm of a vibrant community. With its excellent location, contemporary design, and ample space, this flat is a fantastic opportunity for those looking to make Sydenham their home.

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Winkworth



DESCRIPTION

The flat boasts a bright and airy living room with large windows that allow plenty of natural light to flood the space. The open-plan layout creates a seamless flow between the living, dining, and kitchen areas, perfect for entertaining guests or relaxing after a long day.

The well-appointed kitchen features sleek cabinetry, modern appliances, and ample counter space, making meal preparation a breeze. Whether you're a culinary enthusiast or prefer quick meals, this kitchen caters to all your needs.

This flat includes two generously sized bedrooms, each offering comfort and practicality. The master bedroom is large enough to accommodate a king-size bed and additional furnishings, providing a peaceful retreat. The second bedroom is ideal for use as a guest room, child's bedroom, or home office, making the property versatile for various needs.

The contemporary bathroom is fitted with high-quality fixtures, including a bathtub with an overhead shower, a vanity unit, and modern tiling.

Additionally you have access to a well-maintained communal roof terrace, perfect for enjoying a breath of fresh air or a quiet moment outdoors.



LOCATION

Located on Willow Way, a quiet residential street in Sydenham, SE26. This location offers the perfect balance between tranquillity and convenience.

Willow way is an eight minute walk to Sydenham station & an eleven minute walk to Forest Hill station where you have the overground and national rail to Victoria, Clapham and London Bridge and well as night buses from Waterloo and Covent Garden making commuting a breeze.

Sydenham's high street is within easy reach, offering a variety of shops, cafes, and restaurants. Including 161 Kirk for locally sourced dining, Sushi garden for delicious sushi rolls, the moustache for excellent cheese and charcuterie boards with great wine selections and The journey for the best sandwiches in town. Additionally Willow way is a five minute walk from PureGym and a ten minute walk from the gym.

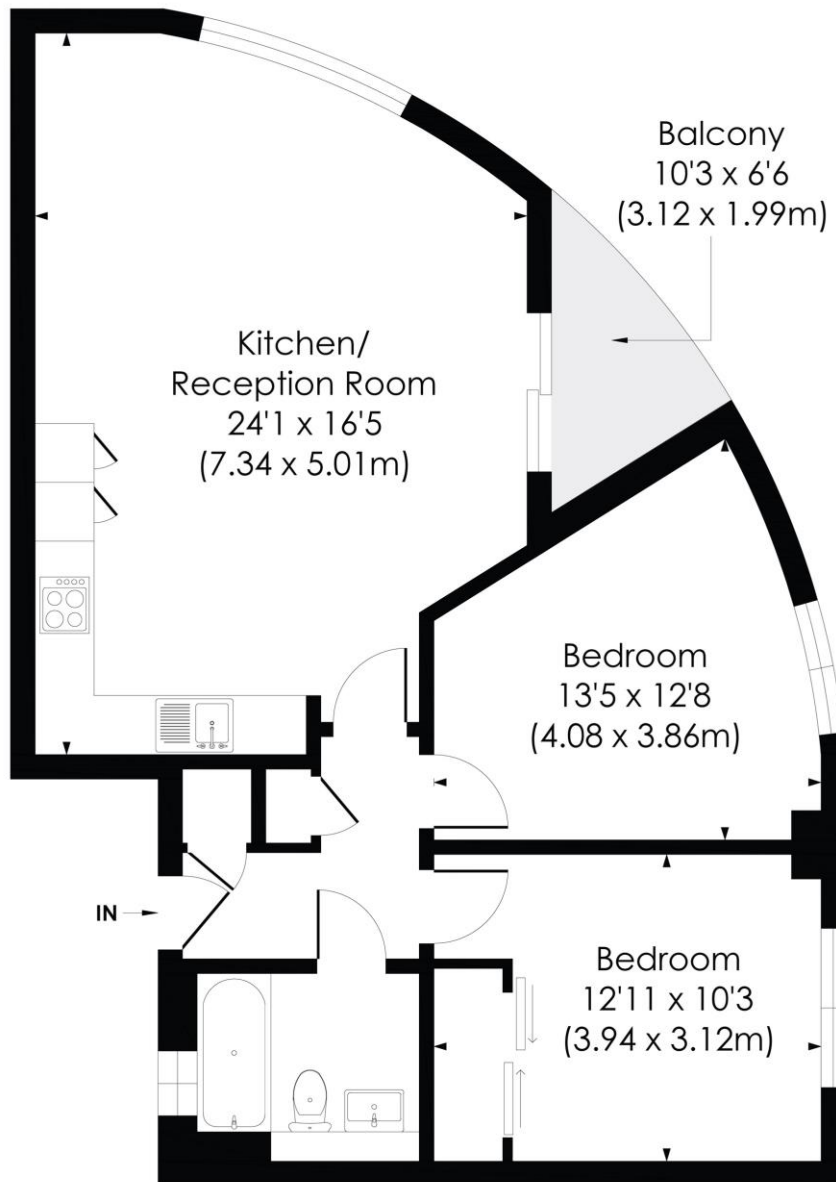
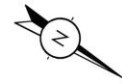
The nearby Wells Park is just a five minute walk away. A ten minute walk sees you to the Horniman Museum with beautiful views of the city. Crystal palace park is just a fifteen minute walk away providing ample green space for outdoor activities and leisure.

The area is well-served by a range of primary and secondary schools, making it an excellent choice for families.

WILLOW WAY, SE26

Approx. Gross Internal Floor Area

736 Sq. ft/68.36 Sq. m



SECOND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	