



Willow Way, London, SE26

**Guide Price £400,000 - £415,000**

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.



## 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.

Sydenham Station is just a short walk away, providing regular Overground and National Rail services to central London, making commuting a breeze.

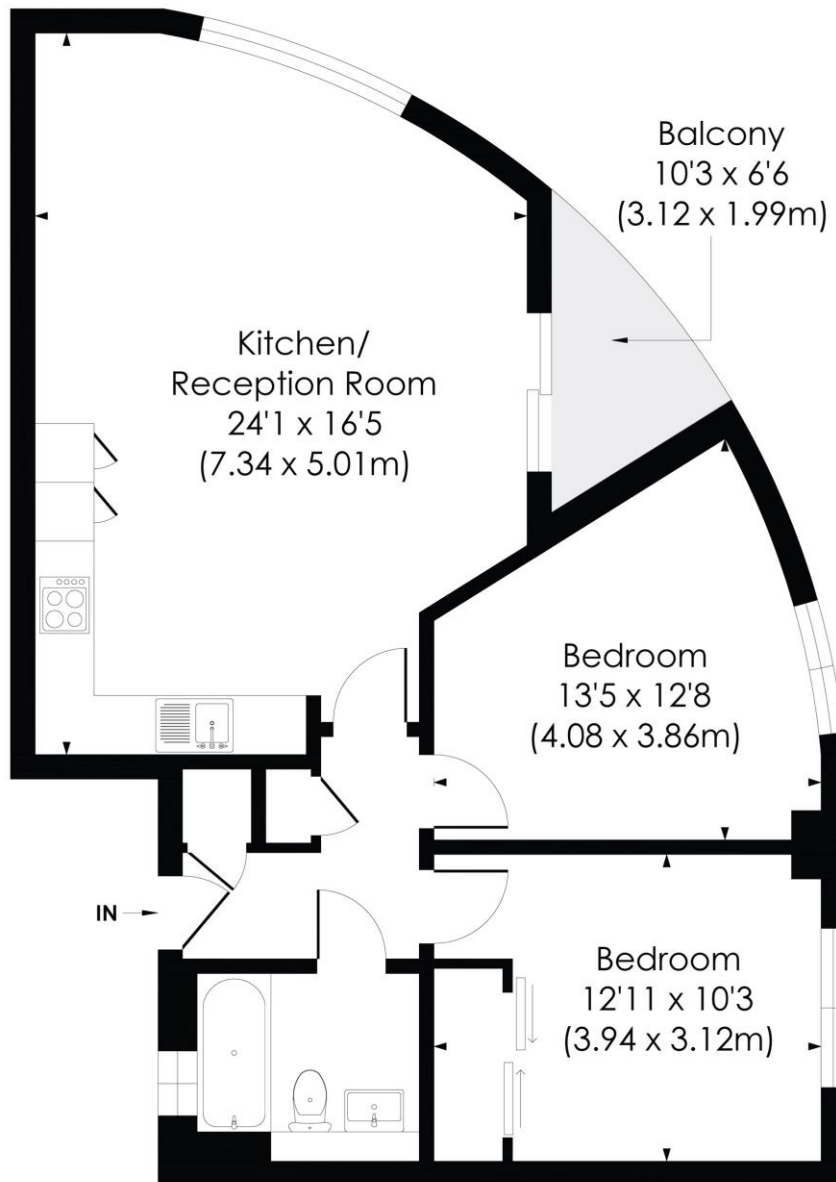
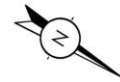
Sydenham's high street is within easy reach, offering a variety of shops, cafes, and restaurants. The nearby Crystal Palace Park and Mayow Park provide ample green space for outdoor activities and leisure.

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.

**COUNCIL TAX- C LOCAL AUTHORITY - LEWISHAM SERVICE CHARGE-£1,100**

paid twice yearly **GROUND RENT- £350** paid annually

**TENURE- LEASEHOLD LEASE LENGTH -109 years**

**SERVICES:** Mains Electric, Gas, Drainage, Standard water.

**BROADBAND:** Standard Broadband Available. Checked on Openreach Oct 2024.

**MOBILE SIGNAL:** You are likely to have coverage with most mobile providers

**HEATING:** Gas Central Heating

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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>	80	85
(55-68)	<b>D</b>		
(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	