



Westwood Hill, SE26

£650,000 – Share Of Freehold

Spacious (over 1057 sq ft) period conversion set in a handsome Edwardian building with a grand formal reception, elegant ceiling heights, a private garden, separate self-contained studio apartment and additional storage space.



DESCRIPTION

Generous sized period conversion set in this grand Edwardian building with two good sized double bedrooms, a huge formal reception with high ceilings and benefitting from a separate rentable studio apartment, additional large storeroom and private garden.

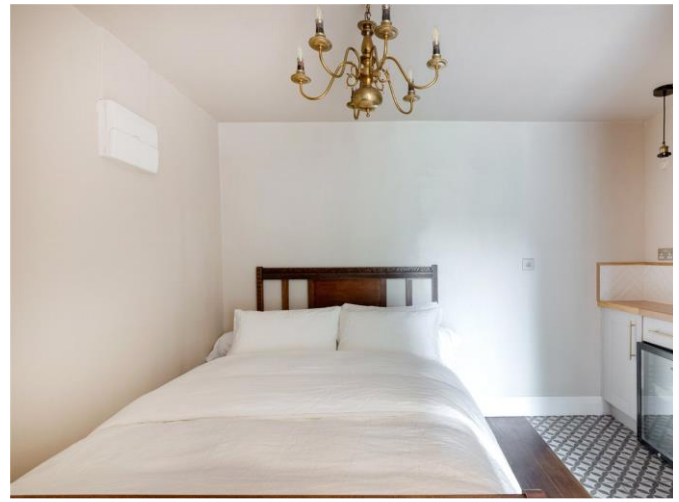
The formal reception (29 ft x 17 ft) has floor to ceiling sash windows flooding the living space with light, elegant ceiling heights and proportions, wooden flooring and period features. Both the bedrooms are square in shape and house double beds comfortably. The kitchen is open plan but with a degree of separation, fully integrated appliances, contemporary stainless-steel drawers and splashback and solid wooden counter tops. Double doors lead down to a private lawned garden and paved patio area, ideal for dining.

The lower floor comprises a separate self-contained studio apartment that currently rents for £1k pm and additional large storeroom. The property is 'Share Of Freehold', with a low service charge as a result and is being sold chain free. The closest station is Sydenham with fast frequent connections to West, East and Central London, and a number of other overground stations are close by.

Perfect investment for a first-time buyer or those with young children who desire private outside space.

AT A GLANCE

- Spacious (1057 sq ft) period property
- Located in Edwardian conversion
- Elegant ceiling heights & well-proportioned rooms
- 2 double bedrooms
- 29 x 17 ft formal reception
- Good internal order
- Separate studio
- Additional storeroom
- Private lawned garden
- Share Of Freehold



LOCATION

Westwood Hill is situated in Upper Sydenham with Sydenham being the closest station offering fast frequent connections to Canada Water and from there an easy transfer onto the Jubilee line for Central, West and East London.

In addition, there are a number of overground stations within easy reach, including Sydenham Hill station, Gypsy Hill station and Crystal Palace.

A range of green spaces are located on its doorstep, including Crystal Palace Park just 100 yards away, Wells Park and Mayow Park are within the same postcode, and Peckham Rye Park and Dulwich Park are easily accessible.

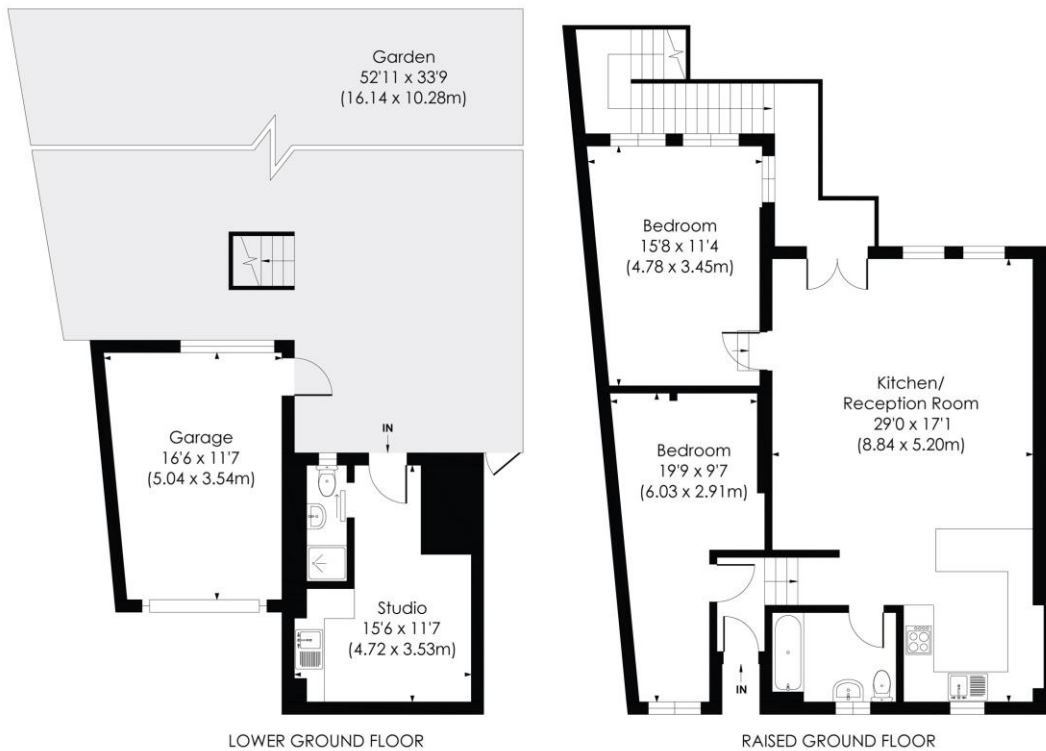
WESTWOOD HILL, SE26

Approx. Gross Internal Floor Area

1144 Sq. ft/106.25 Sq. m (Including Garage and Studio)

Studio: 159 Sq. ft/14.76 Sq. m

Garage: 87 Sq. ft/8.11 Sq. m



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