



11 Sydenham Hill, Woodside Villa, Flat 8, Sydenham, London

Guide Price £425,000

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Please Quote Ref; TH0310 For All Enquiries

This two-bedroom apartment (797 Sq. Ft) is situated on the top floor of Woodside Villa, which is home to a total of eight flats within a handsome double-fronted Victorian villa. Designed by Award-winning John Smart Architects (Now Craftwork Architects) and completed in 2008, the properties offer engaging modern living spaces, high ceilings, beautiful materials and is being sold chain free.

Floor Area

797 Sq.Ft sq. ft.

Tenure

Leasehold - 115 Years Remaining

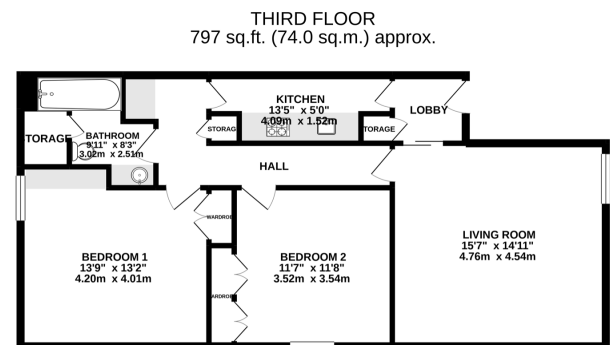
Service Charge

£1600 per annum

Ground Rent

£80 per annum

- Chain Free & Vacant
- Prestigious Development Designed By Craftwork Architects
- 116 Year Lease Remaining
- Close To Sydenham Hill & Crystal Palace Station
- Great Condition Throughout
- Top Floor Apartment
- Please Quote Ref; TH0310 For All Enquiries
- Walking Distance To Dulwich & Crystal Palace Park
- Fantastic Storage Available
- Guide Price; £425,000-£450,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of each room, overall area and plot area are approximate and do not constitute a contract or representation. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floor plan and measurements with the vendor.