



Westwood Hill | London, SE26 6NP



£325,000

Share Of Freehold

**ROBINSON-JACKSON**  
Our service will *move* you



# Westwood Hill, London

We are pleased to present a charming ground floor Victorian conversion flat in a substantial detached Victorian building which lays back off the road. It has a large front garden and a generous sized communal rear garden. There is a share of freehold and a long lease. Newly decorated throughout and boasts recent refurbishments, a fully tiled bathroom and an integrated tiled kitchen. It has many original features, cornicing, sash windows, and high ceilings. There is abundant natural light. Located in a desirable location near Crystal Palace Park, known for its dinosaurs, boating lake, and leisure centre. Excellent connectivity with Sydenham, Sydenham Hill with connections to the City and West End, and Crystal Palace Station nearby. Conveniently situated for access to local independent shops

## Property Features

- Council Tax:
- EPC Rating: C
- One Double Bedroom
- Victorian Conversion Flat
- Chain Free
- Share of Freehold
- Original Features
- Attractive Period Building
- Ideal for Sydenham Station
- Conveniently located for local independent shops, eateries and bars, Crystal Palace Park and Wells Park



## Interior

**Entrance Hall** Carpet, radiator

**Lounge** Three full length single glazed sash windows to side, fitted shelves, carpet, radiator

**Kitchen** Integrated kitchen with washing machine, dishwasher, electric oven, ceramic hob and stainless steel extractor hood. Circular sink and mixer tap. Range of base and wall units with complimentary worktops. Included is a tall stainless steel fridge freezer. Porcelain tiles on walls and floor. Single glazed window to rear.

**Master Bedroom** Two full length Single glazed sash windows to side, carpet, radiator

**Bathroom** Tiled panelled bath, with shower screen and stainless steel rainfall shower head and mixer taps, vanity unit wash hand basin with mixer taps, low flush WC, radiator/heated towel rail. Tiled throughout with porcelain tiles.

## Exterior

Communal garden, laid to lawn with mature trees and shrubs.

## Additional Information

Central heating

Chain free

Share of freehold

Original features

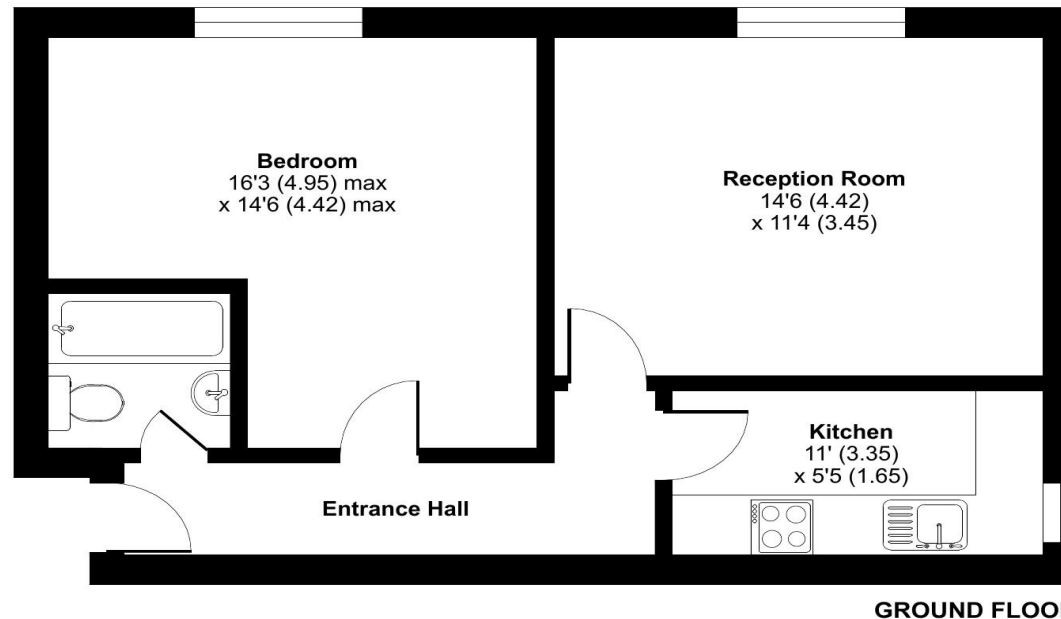
Attractive period building

Ideal for Sydenham Station

Conveniently located for local independent shops, eateries and bars, Crystal Palace Park and Wells Park



Approximate Area = 503 sq ft / 46.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.

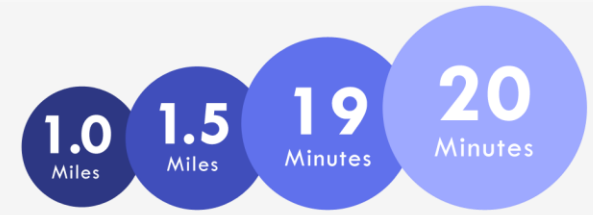






## Property Location

Westwood Hill, London, SE26 6NP



Horniman Museum & Gardens    Crystal Palace    Canada Water Station    Train to London Bridge

\*All distances from branch postcode. Train time from nearest station.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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