



Dulwich Sales, 81-83 Lordship Lane, London SE22 8EP

T 020 8299 8300 E dulwichsales@ludlowthompson.com W www.ludlowthompson.com

KIRKDALE LOWER SYDENHAM



OIEO **£415,000 FOR SALE**

REF: 2843092

2 Bed, Conversion Apartment

Recently fully refurbished - Great living space, over 900 Sq Ft - Split-level apartment - Beautiful period property - Off street parking

A stunning, spacious, two bedroom, split-level period conversion; situated within walking distance of Sydenham mainline station. Comprising a large reception with a modern, semi open plan kitchen, two double bedrooms boasting beautiful ceiling windows and a modern bathroom. The property is over 900 sq ft, bright and airy, has chic parquet flooring all-over, and gets flooded with natural light! Exactly 1 minute from the Peak Hil Bus Stop and a 3 minute walk to Sydenham station (Overground / S... [continued below](#)

Train/Tube - Sydenham, Penge East, Penge West, Forest Hill

Local Authority/Council Tax - Lewisham

Tenure - Leasehold

ludlowthompson



KIRKDALE LOWER SYDENHAM



Bedroom 2



Bathroom



Kitchen



Reception



Reception



Kitchen



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Hallway



Hallway



Bedroom 1



Bedroom 1



Bedroom 2



Bathroom



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Exterior



Exterior



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Kirkdale, SE26

Approx. Gross Internal Area = 94.0sqm / 1011.8sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Exactly 1 minute from the Peak Hil Bus Stop and a 3 minute walk to Sydenham station (Overground / Southern rail). Within a short walk you will find plenty of amenities on Kirkdale, Sydenham Wells Park, Mayow Park and the massive Crystal Palace Park and Crystal Palace National Sports Centre

Tenure Details

Tenure - Leasehold

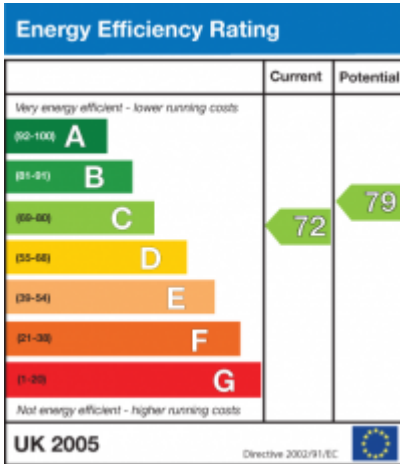
Lease Length - 119 years

Service Charges - £587 per year

Ground Rent - £250 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Dulwich Sales Office quoting 2843092

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.