

Truuli



Grasmere Court, Westwood Hill, London, SE26

£325,000 - £350,000 £350,000 Leasehold

- Share of freehold (Extended lease length)
- Two double bedrooms
- Purpose built apartment
- Bright and spacious throughout
- Excellent decorative order throughout
- Modern fitted kitchen
- Contemporary three piece bathroom suite
- Separate W/C
- Free off street parking
- Short walk to Crystal Palace Park

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Vendor Comments: "When I began my property search (over 14 years ago), I quickly realised that I couldn't afford a two bedroom flat in North London. Having explored a few areas in South London, I found my dream flat on the borders of Lewisham, Southwark and Bromley.

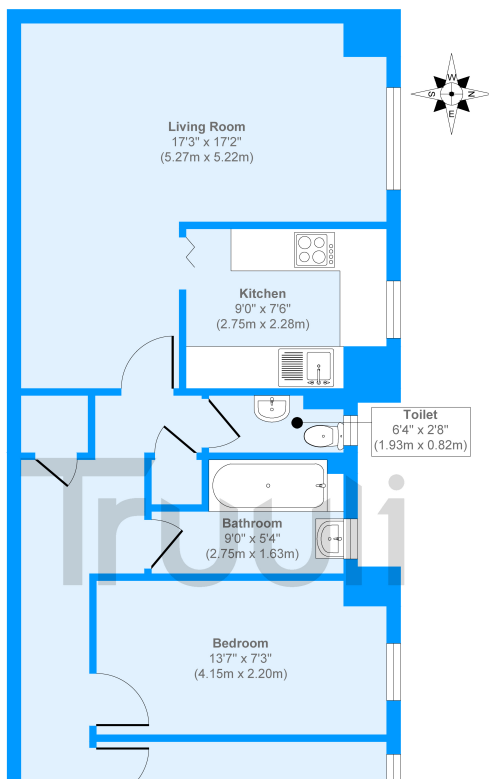
The flat has two double bedrooms, two storage cupboards, a nice sized lounge and kitchen. It was redecorated (painting/new laminate floors) in Nov 19, while the kitchen was renovated in the summer of 2017. There is access to a communal garden that is shared with Torrington Court but if you fancy larger green spaces, a maze, dinosaurs and a lake, then Crystal Palace Park is a 10min walk. If you fancy somewhere more quieter, then Wells Park and Dulwich Woods are close by.

The location is fantastic as there are great transport links, which makes commuting for work or social events really easy. There are several mainline stations that are either a 10-15 min walk or a bus ride away. These are Sydenham & Penge West (for London Bridge, East & West Croydon, Victoria and Highbury & Islington), Crystal Palace (Highbury & Islington, Beckenham Junction, West Croydon, Clapham Junction and Victoria), Sydenham Hill & Penge East (Victoria, Herne Hill and Blackfriars). There is a bus terminal at Crystal Palace, with buses to Beckenham, Forest Hill, Peckham, Herne Hill, West Norwood, Brixton, Elephant & Castle, Lewisham, Norwood Junction and West Croydon. There's even a bus stop right outside the flat on Westwood Hill.

Sydenham and the surrounding areas (Crystal Palace, Penge, East Dulwich, Forest Hill) boast a plethora of local independent shops & cafes, banks, high street supermarkets (Sainsburys, Lidl, Aldi, Tescos), cinemas (Odeon, Everyman and Picturehouse), sports/leisure centres, the Horniman museum and great restaurants (Japanese, Thai, Indian, Persian, Chinese, Turkish and Italian)

The flat and its location is great for young professionals who are looking to get their foot on the property ladder"

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions																													
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