

# Truuli



## Sydenham Hill, London, SE26

£600,000 Freehold

- Townhouse
- Sought after location
- Over 1,200 sqft of Living space
- Neutral decor throughout
- Bright and deceptively spacious throughout
- Separate w/c
- Off street parking
- Short distance to Crystal Palace Park & the ever famous "Triangle"
- Bathroom and separate shower room

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# Sydenham Hill, London, SE26

£600,000 Freehold

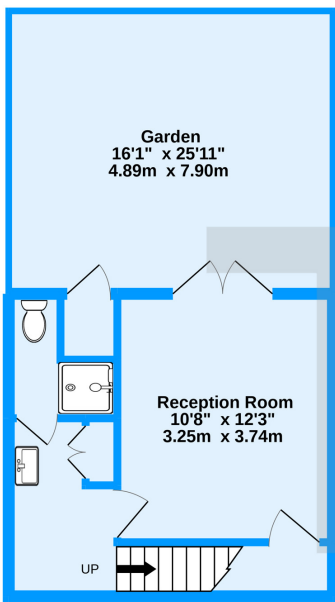
This substantial family home is situated in the well sought-after cul-de-sac of Bluebell Close just off Sydenham Hill which is located on the periphery of Crystal Palace. Positioned just a short saunter away from Crystal Palace Park this property provides quick access to the; National Sports Centre, Fishing Lake and Concert Bowl all located within the park itself. This substantial spacious family home is priced to sell and offers a potential purchaser the ideal opportunity to own a Townhouse with off-street parking in an increasingly popular part of South East London.

On the ground floor, upon entry there is a much-needed downstairs W/C alongside a spacious and neutrally decorated reception area which is a great living and entertainment space. To the rear of the property a large fitted kitchen and breakfast room with integrated appliances and a five-burner Rangemaster gas hob cooker can also be found with access to a Juliet balcony that overlooks the private rear garden. This also doubles up as an ideal make-shift home office with a plethora of natural light.

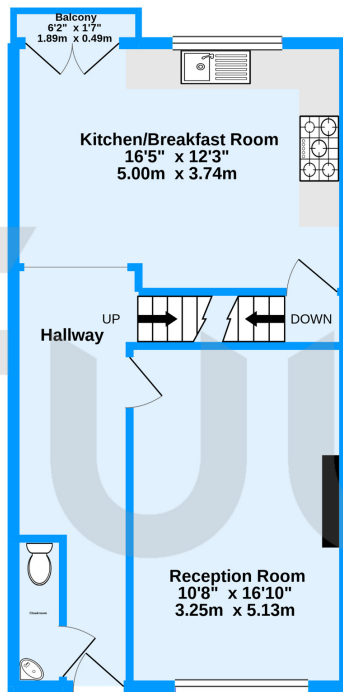
Located on the lower ground floor another large secondary reception room can be found which can also be used as an additional bedroom with access to a shower room with a hand basin and w/c. Access to the private rear garden can also be found on the same floor. On the first floor, there is access to four well-proportioned bedrooms with a separate spacious family bathroom to boot. With over 1,200 sqft of space on offer, this extensive family home would be a fantastic home for a family or could be a good long-term buy to let investment.

The property is located just off Sydenham Hill which is a short walk to both Crystal Palace and Sydenham Wells Park with access to local amenities and transport links found in Crystal Palace and Sydenham.

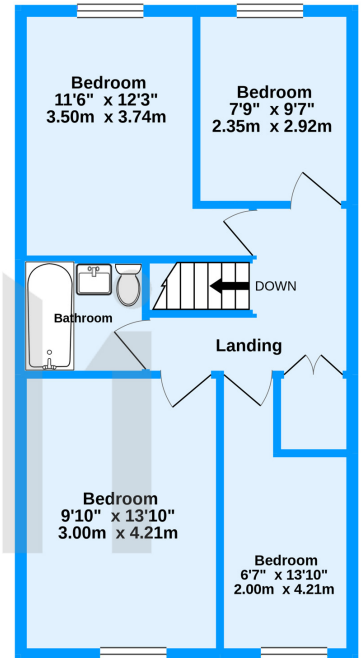
Basement  
240 sq.ft. (22.3 sq.m.) approx.



Ground Floor  
517 sq.ft. (48.0 sq.m.) approx.



1st Floor  
521 sq.ft. (48.4 sq.m.) approx.



Bluebell Close, London, SE19

TOTAL FLOOR AREA : 1278 sq.ft. (118.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any potential purchaser. All appliances shown have not been tested and their efficiency can be given. © Metropix ©2021

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>80</b>
	<b>66</b>
EU Directive 2002/91/EC	
England, Wales & N.Ireland	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Predicted
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
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