

Provisional

Woodsyre, Sydenham Hill
London, SE26

HAMPTONS
INTERNATIONAL

Beyond your expectations

A fabulous 4 bedroom townhouse EPC:

Hamptons International

12 Red Post Hill, Dulwich, London, SE21 7BX

Sales. 020 7738 7622

dulwich@hamptons-int.com

www.hamptons.co.uk

4 Bedrooms | 2 Bathrooms | Reception Room | Kitchen | Cloakroom | Patio | Communal Garden | Garage

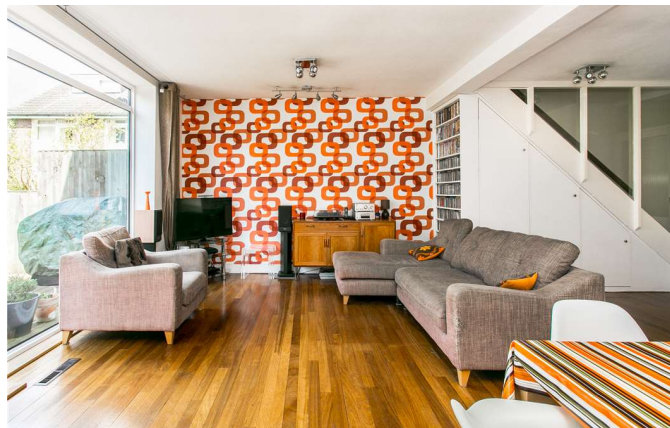
Asking Price £799,000 Freehold

Description

A fabulous townhouse surrounded by grass and trees in a sought-after 1960s development with views over London. These houses in Woodsyre rarely come to the market and offer wonderful accommodation spread over three floors. The kitchen and bathrooms are modern and the reception room faces west. There is a decked private garden which leads on to a beautiful, large communal garden. There is also a garage en-bloc. Please note, this property is being sold by an existing Hamptons International employee.

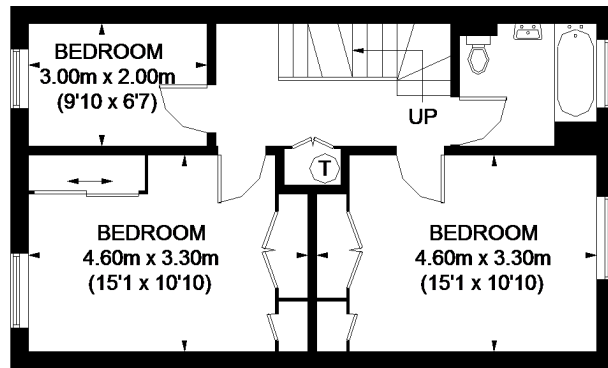
Location

Woodsyre is a private road owned by the Dulwich Estate just off Sydenham Hill where there are stunning views over London. Sydenham Hill station is the nearest station with trains to Victoria and Sydenham station is a short bus ride away with trains to London Bridge and the overground.

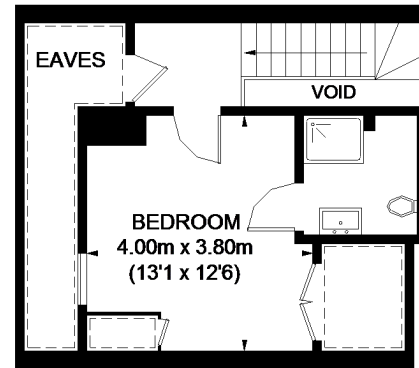


EPC graph currently not available

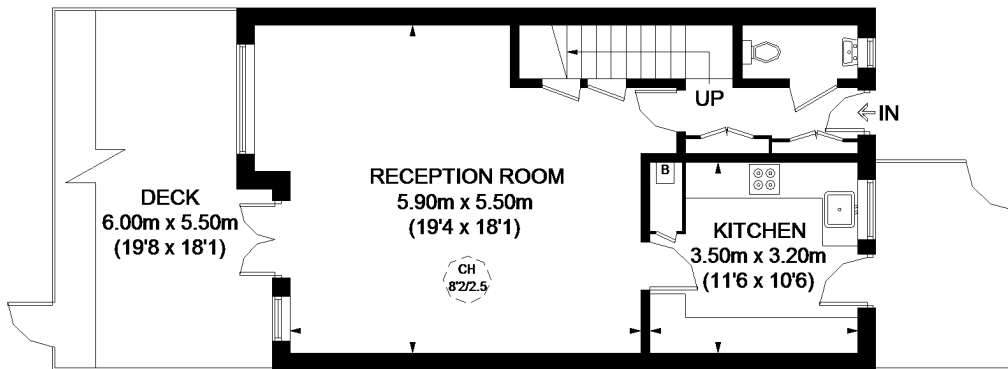
WOODSYRE



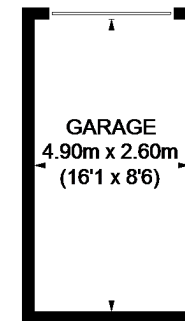
FIRST FLOOR



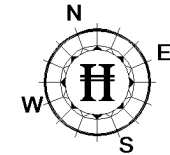
SECOND FLOOR



GROUND FLOOR



**(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)
GARAGE**



**APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM /
EAVES / VOID)**

GROUND FLOOR = 585 SQ. FT. (54.4 SQ. M.)

FIRST FLOOR = 565 SQ. FT. (52.5 SQ. M.)

SECOND FLOOR = 292 SQ. FT. (27.1 SQ. M.)

GARAGE = 137 SQ. FT. (12.7 SQ. M.)

REDUCED HEADROOM / EAVES

87 SQ. FT. (8.1 SQ. M.)

TOTAL = 1666 SQ. FT. (154.8 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID249402)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

