



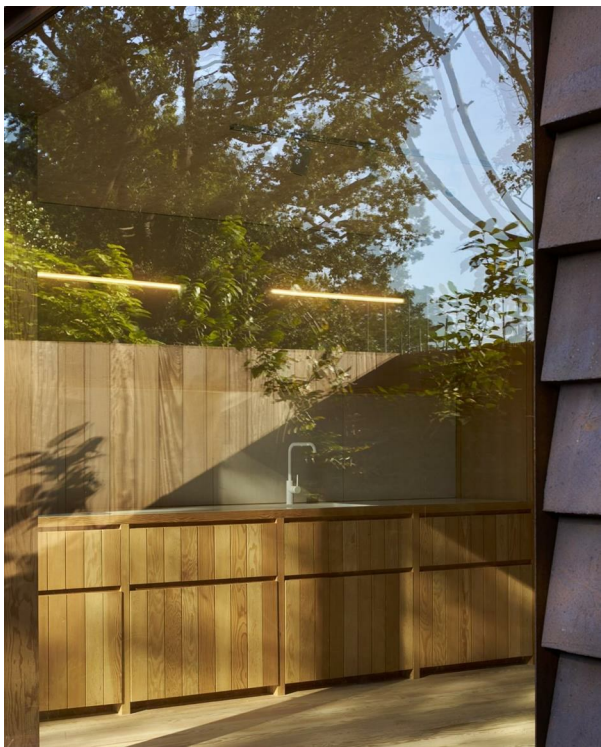
9 Sydenham Hill, SE26 | £895,000

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NEW HOMES





# In General

- 3 bedroom Duplex Penthouse
- Large Private Terrace
- Stunning views across South London
- Off Street Parking Available
- Whole top floor of development

# In Detail

## The Development

Villa Fontaine, a collection of 9 luxury, design led apartments, is situated in a desirable location between Dulwich and Crystal Palace. The exterior is designed with considered attention to quality and detail of the materials selected while adhering to the local context and character. The building benefits from handmade Danish brick cladding, handmade Douglas Fir joinery windows and exposed spruce and Douglas fir timber ceilings and partitions. All homes have private gardens or balconies, with perimeter fencing and soft perennial planting.

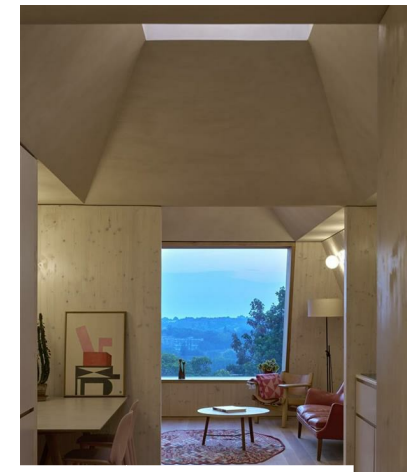
## The Apartments

The apartments at Villa Fontaine have been extremely well considered and finished to the highest standard with a clean and contemporary design. For your peace of mind, each apartment comes with a comprehensive 10-year structural warranty.

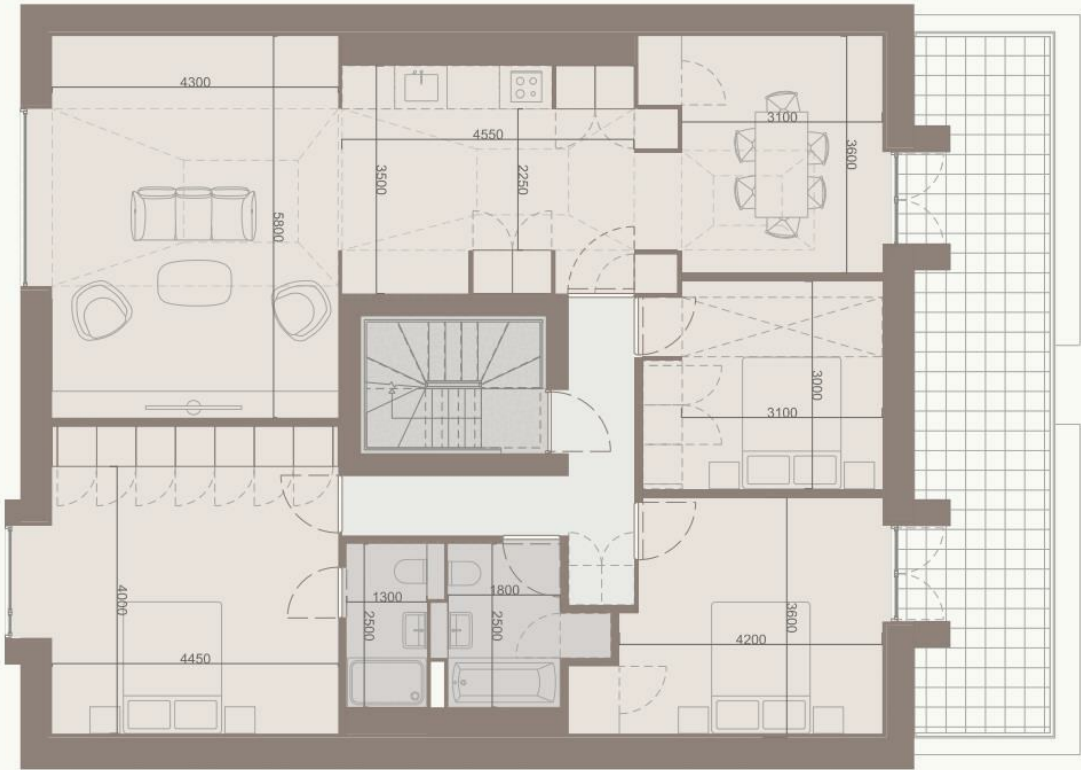
Parking spaces are available at £15,000 per space

## The Area

Villa Fontaine is located between the popular areas of Dulwich, Crystal Palace and Sydenham, which is well served for local shops, cafes and green spaces.



# Floorplan



1. Kitchen/Living/Dining
2. Hallway
3. Principal Bedroom
4. En-Suite Bathroom
5. Bedroom 2
6. Bedroom 3
7. Bathroom
8. Private Balcony

Apartment 9  
Third Floor

| Energy Efficiency Rat                       |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 102 plus)                                   | A |                         |           |
| (81-101)                                    | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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