



Spring Hill, SE26 | Guide Price £725,000

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# In General

- Modern finish throughout
- East facing garden
- Driveway
- 4 double bedrooms
- Kitchen extended
- Air filtration system
- Built-in speakers
- Excellent transport links

# In Detail

\*Guide price £725,000 - £750,000\*

This beautifully presented four-bedroom townhouse offers stylish and versatile accommodation arranged over three floors, combining contemporary living with thoughtfully designed bespoke features throughout.

Upon entering the property, you are welcomed by a modern kitchen complete with a central island and fully integrated appliances, creating the perfect space for both everyday living and entertaining. The ground floor flows seamlessly through to the dining area and spacious living room, enhanced by elegant bi-fold doors and a large skylight which flood the space with natural light and provide a wonderful connection to the garden. Additionally, the ground floor features a well-positioned W/C for added convenience.

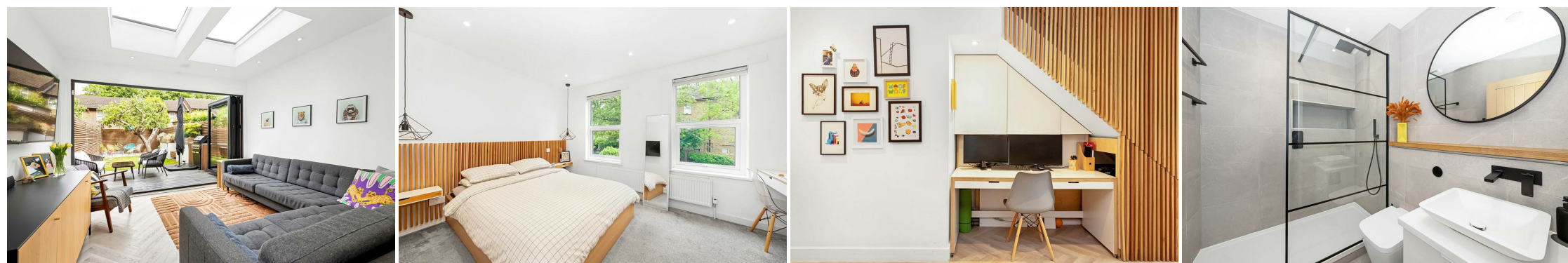
The rear garden has been beautifully maintained and offers a superb outdoor setting, featuring a mature apple tree, Siberian oak fence panels and a dedicated BBQ dining area, ideal for relaxing or hosting guests during the warmer months. To the front, the property benefits from a private driveway providing convenient off-street parking.

A standout feature of the home is the abundance of intelligently designed bespoke storage and built-in desk spaces, perfectly suited for modern family living and home working requirements.

The first floor comprises two double bedrooms and a contemporary bathroom, while the top floor offers a family bathroom, two additional bedrooms, providing flexible accommodation for growing families, guests, or office space.

The property location is prime, moments from Sydenham Overground providing direct connections to Canada Water, Shoreditch High Street and Clapham Junction. The high street offers a vibrant yet relaxed neighbourly hub with a variety of amenities and access to several green open spaces, including Crystal Palace, Mayow and Wells Parks.

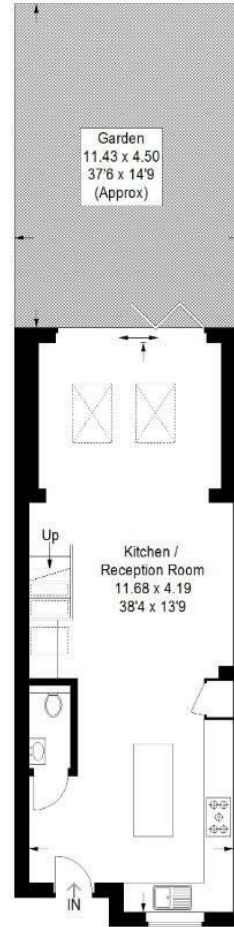
EPC: TBC | Council Tax Band: D



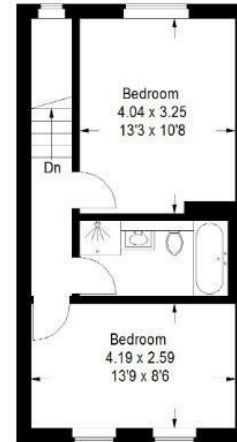
# Floorplan

## Spring Hill London, SE26

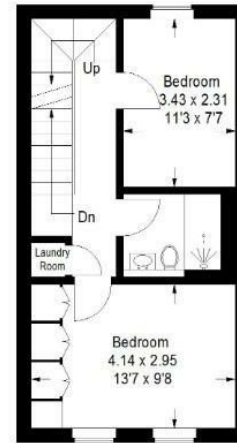
Approximate Gross Internal Area  
117.8 sq m / 1268 sq ft



Ground Floor



Second Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

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