



Spring Hill, SE26 | Guide Price £695,000

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# In General

- Superb townhouse
- Flexible accommodation over three floors
- Modernised kitchen / breakfast room
- Three / four double bedrooms
- Bathroom
- Great storage
- West facing garden of 45ft
- Garden office
- Excellent transport links
- No onward chain

# In Detail

Guide price £695,000 - £715,000

A beautifully presented four double bedroom modern townhouse, quietly positioned in a tucked away residential setting, yet superbly connected with Sydenham Overground station and the high street just moments away.

Designed with clean lines, generous glazing and a bright, contemporary feel throughout, this well proportioned home offers approximately 1,273 sq ft of versatile accommodation arranged over three floors, with a strong sense of light and space enhanced by its leafy surroundings.

The ground floor features a stylish and fully fitted kitchen/breakfast room, offering ample storage and worktop space, ideal for everyday living and informal dining. To the rear is a reception space, opening onto the garden and providing an inviting space for both relaxing and entertaining.

Across the upper floors are four well proportioned double bedrooms, each enjoying pleasant, far reaching views and a calm, residential outlook. A modern family bathroom serves the upper floors, completing the internal accommodation.

Externally, the property benefits from a 45ft West facing private garden, mainly lawned, with the added advantage of a versatile garden studio, perfect for home working or creative use. Off street parking further enhances the practicality of the home.

The location is highly convenient, just moments from Sydenham Overground station with direct links to Canada Water, Shoreditch High Street and Clapham Junction. Sydenham high street offers a welcoming, community focused atmosphere with an excellent selection of coffee shops and amenities, while nearby green spaces include Crystal Palace Park, Mayow Park and Wells Park, all within easy reach.

EPC: C | Council Tax Band: D

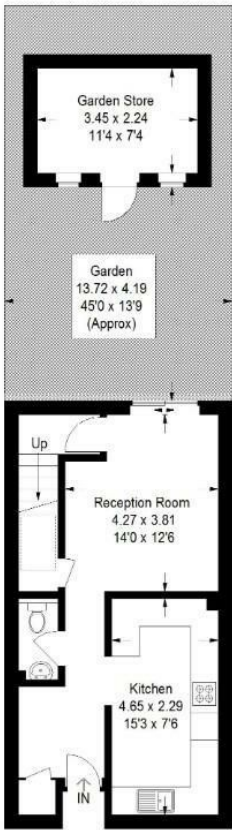




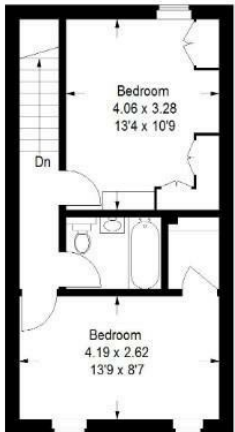
# Floorplan

## Spring Hill, SE26

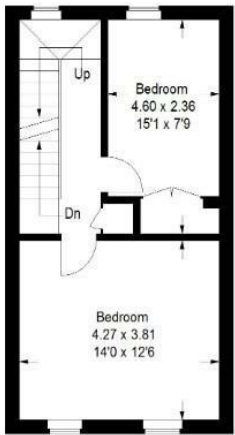
Approximate Gross Internal Area  
110.4 sq m / 1188 sq ft  
Garden Store = 7.9 sq m / 85 sq ft  
Total = 118.3 sq m / 1273 sq ft



Ground Floor



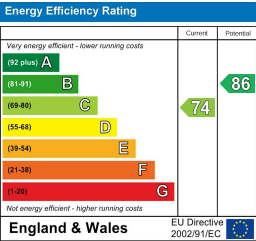
Second Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

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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.



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