

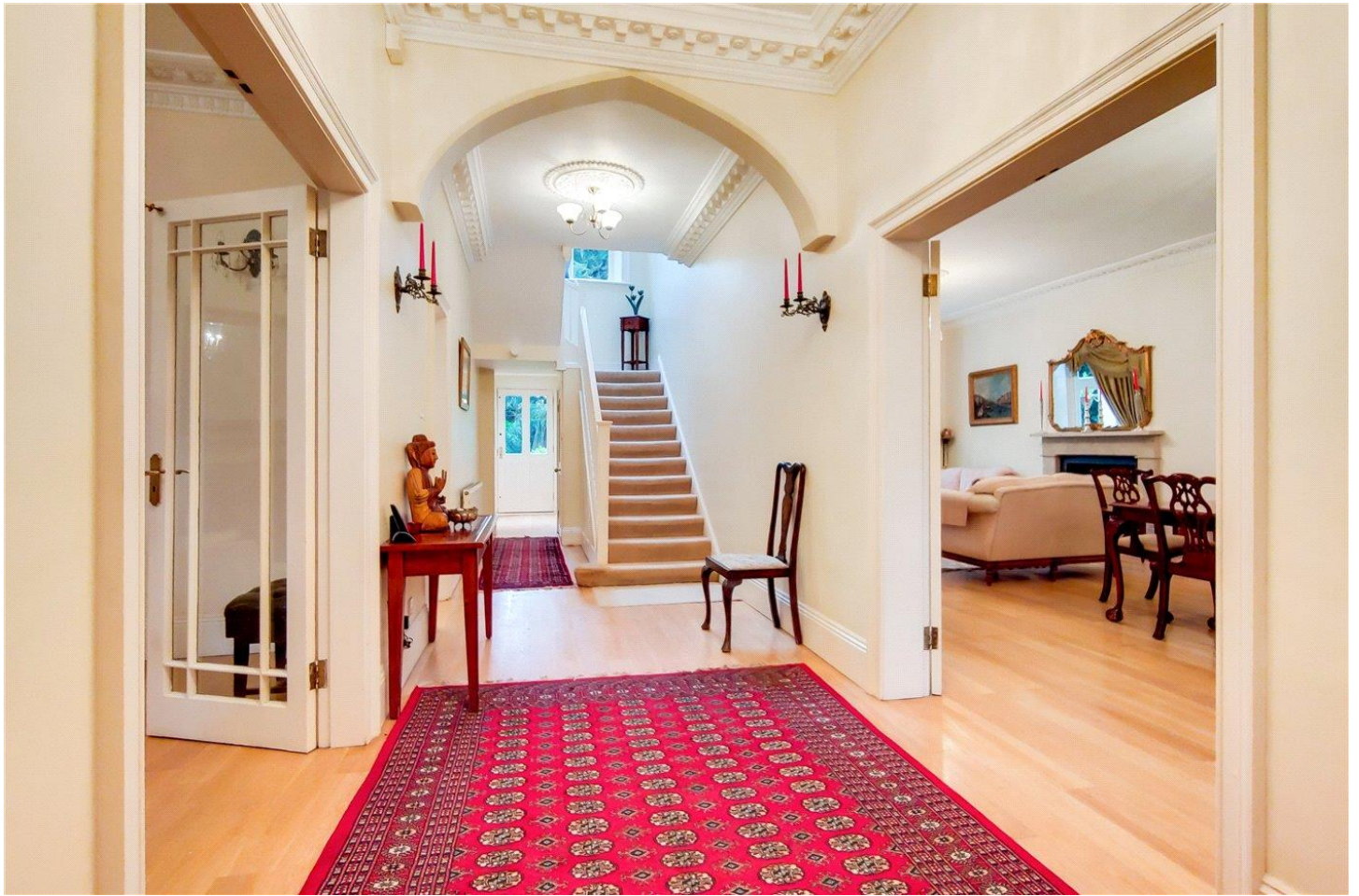


SYDENHAM HILL, SYDENHAM, SE26  
**GUIDE PRICE £2,750,000 - £3,000,000 FREEHOLD**

**SIX BEDROOMS**

Forest Hill | | [foresthill@winkworth.co.uk](mailto:foresthill@winkworth.co.uk)





## DESCRIPTION:

Guide Price £2,750,000 - £3,000,000

Detached family home | Six bedrooms | 21 ft. reception | 34 ft. dining room | 31 ft. kitchen | Two family bathrooms | Three en suite bathrooms | 129 ft. garden | Garage | Carriage drive | Over 5000 sq. ft |







Winkworth

## Sydenham Hill, SE26

CAPTURE DATE  
04/10/2019LARGE SCAN POINTS  
105,202,050GROSS INTERNAL AREA  
506.1 Sqm / 5447.9 SqftGROSS INTERNAL AREA  
The footprint of the property  
506.1 Sqm / 5447.9 SqftNET AREA (INTERNAL)  
Excludes walls and internal features  
466.7 Sqm / 5023.5 SqftEXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, stairwells etc.  
22.0 Sqm / 236.5 SqftRESTRICTED HEAD HEIGHT  
Limited use areas under 1.5m  
20.0 Sqm / 215.7 Sqft

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 28 RESIDENTIAL  
219.2 Sqm / 2359.5 Sqft  
IPWS 1C RESIDENTIAL  
490.1 Sqm / 5275.9 Sqft

SPEC ID  
50950689a5537a0a216d4cd7

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

