



Sydenham Hill, London, SE26

Price on Application Freehold

Comprising four buildings with a total of 14811 sq ft. (1376 sq m). Set in over 3 acres of gardens and mature woodland.



Description

A rare opportunity to acquire arguably one of Sydenham's most prestigious houses, set within grounds extending to over 3 acres. The main house is Grade II listed (11259 sq ft). The plot also encompasses a Lodge (818 sq ft), a Gate House (1055 sq ft) and Stables (1679 sq ft). The properties are in need of modernisation and could be transformed into a superb family residence. Alternatively, the land could be developed to include several detached houses (subject to planning permission approval)



Situation

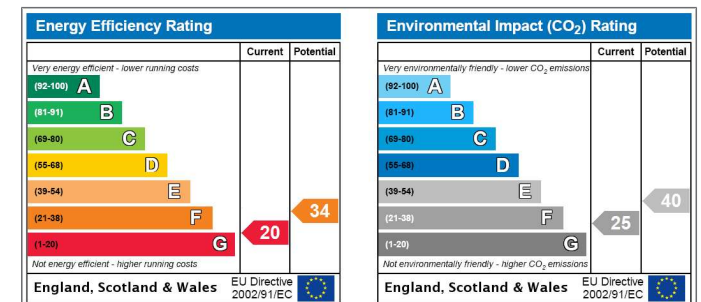
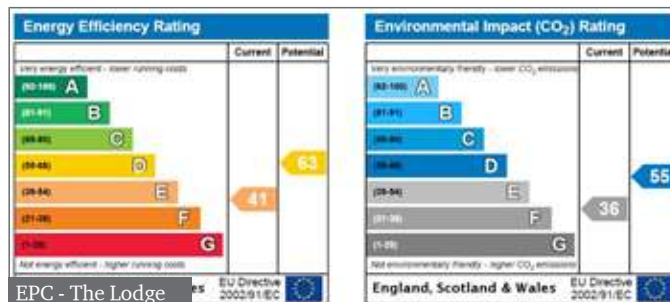
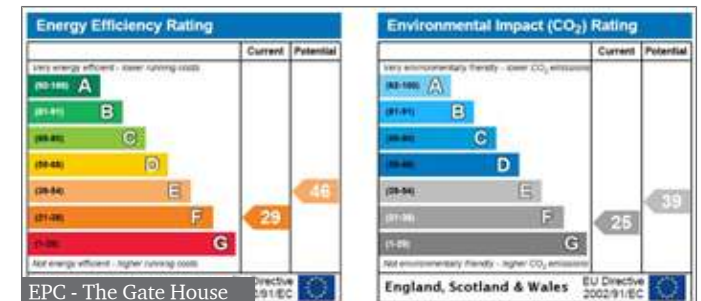
Sydenham Hill is on the borders of Dulwich and connects Crystal Palace to Forest Hill. The nearest train stations are Sydenham Hill (Victoria/peak hour service via Thameslink) and Forest Hill (London Bridge/East London Line). Within easy reach of the excellent schools, Dulwich and Sydenham Hill Golf Course, Dulwich Park and Dulwich Picture Gallery.

Local Authority

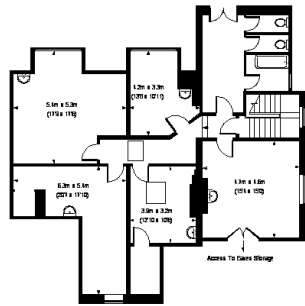
London Borough Of Southwark

Tenure

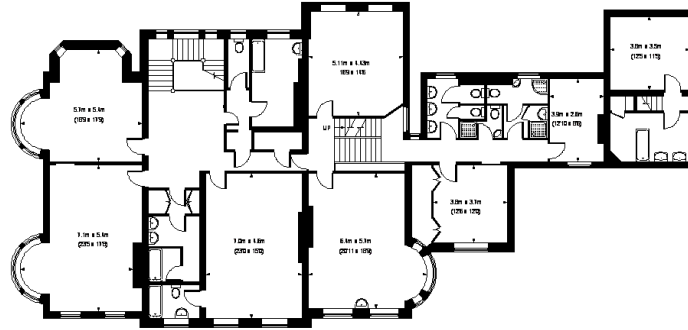
Freehold.



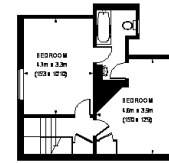
SYDENHAM HILL



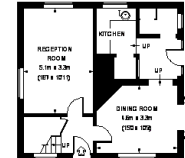
SECOND FLOOR



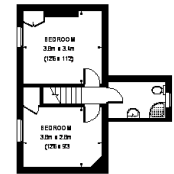
FIRST FLOOR



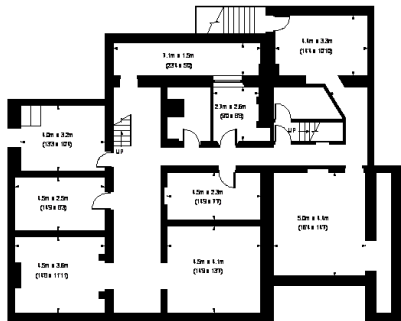
GATE HOUSE - FIRST FLOOR



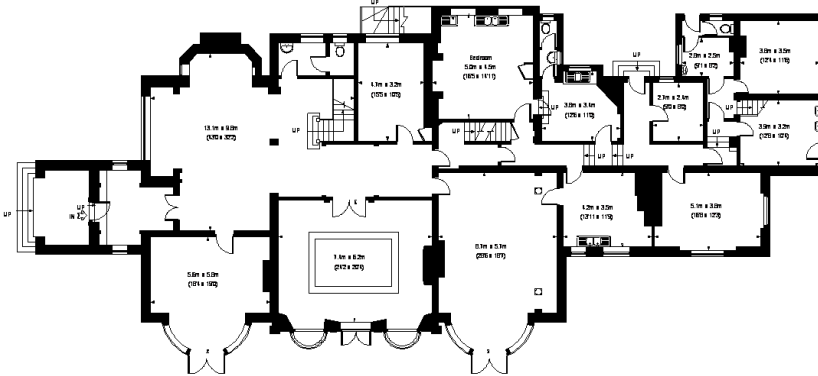
GATE HOUSE - GROUND FLOOR



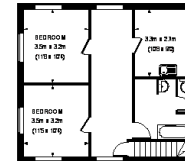
LODGE - FIRST FLOOR



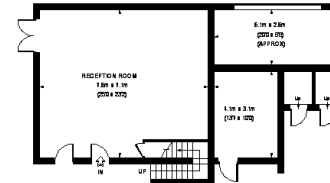
BASEMENT



GROUND FLOOR

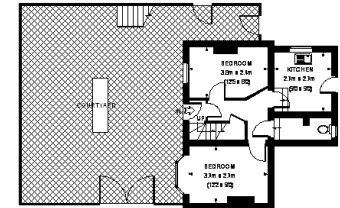


STABLE - FIRST FLOOR



STABLE - GROUND FLOOR

NOT SHOWN IN ACTUAL LOCATION ORIENTATION



LODGE - GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA - 1109 SQ. FT. (102.92 SQ. M)
LODGE - 316 SQ. FT. (29.20 SQ. M)
STABLE - 189 SQ. FT. (17.47 SQ. M)
GATE HOUSE - 122 SQ. FT. (11.33 SQ. M)
TOTAL - 1437 SQ. FT. (133.20 SQ. M)

The plan is for layout purposes only. Attention is drawn to the fact that the dimensions and area shown are approximate only and are not intended to be used as a basis for any contract or agreement. The plan is not intended to be used as a basis for any contract or agreement. The plan is not intended to be used as a basis for any contract or agreement. The plan is not intended to be used as a basis for any contract or agreement.

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.



The Gate House

Viewing strictly by appointment only.

Hamptons Dulwich

12 Red Post Hill
Dulwich, London, SE21 7BX

Sales. 020 7738 7622
dulwich@hamptons-int.com

www.hamptons.co.uk

1111091205

HAMPTONS
INTERNATIONAL