



FLAT 5, RICHMOND HOUSE, SYDENHAM HILL, LONDON, SE26
£295,000 TO BE ADVISED

Forest Hill | | foresthill@winkworth.co.uk



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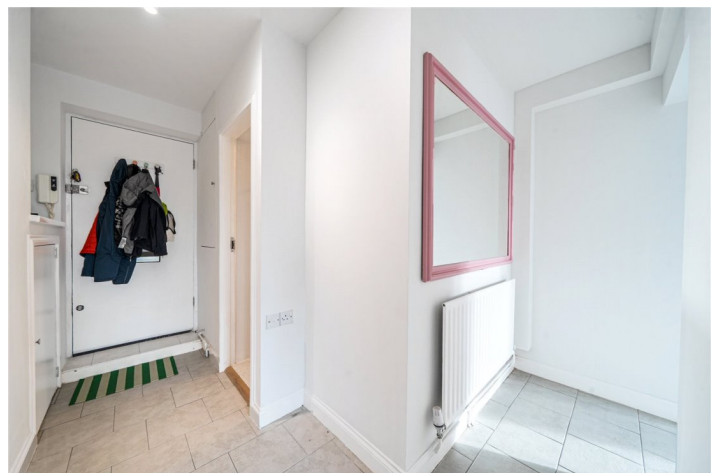
DESCRIPTION:

Welcome to this beautifully presented one-bedroom flat in Richmond House, SE26. This inviting property offers comfortable modern living with the added charm of a private balcony, making it a fantastic option for first-time buyers, professionals, or investors.



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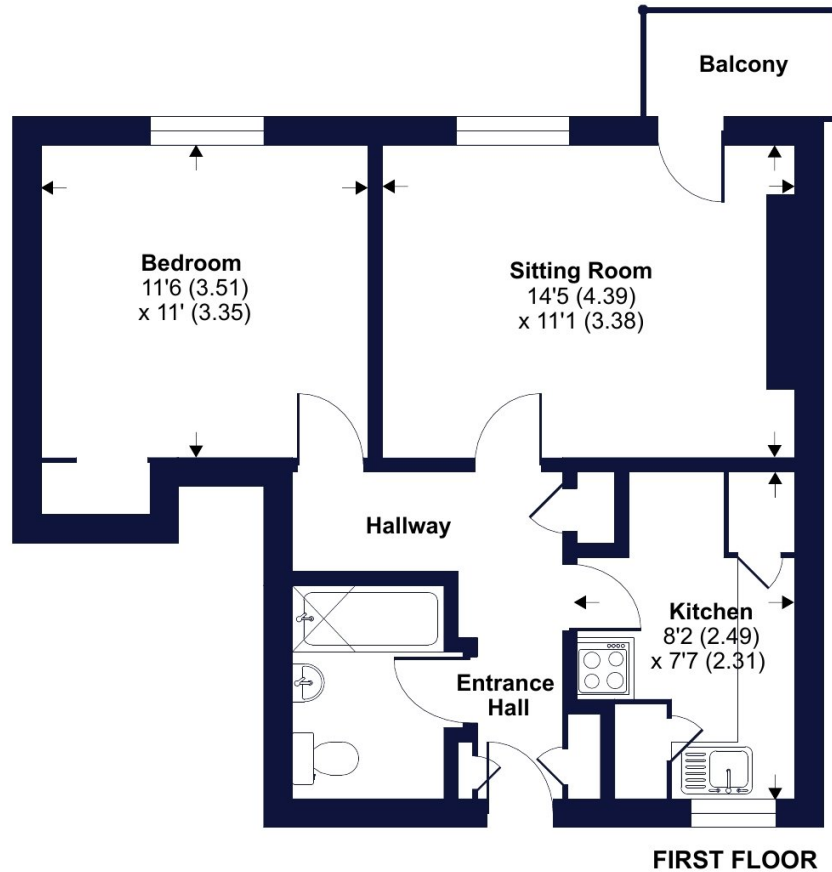
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Sydenham Hill, London, SE26

Approximate Area = 510 sq ft / 47.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2024. Produced for Winkworth. REF: 1213953

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	70
EU Directive 2002/91/EC			

COUNCIL TAX BAND - B LOCAL AUTHORITY - LEWISHAM TENURE- LEASEHOLD SERVICE CHARGE – £165.66 P.M. GROUND RENT: £10.00 P.A LEASE LENGTH- Approx. 105 years remaining SERVICES: Mains Electric, Gas, Drainage & Water. BROADBAND: Superfast, Ultrafast & Standard Broadband Available. Checked on Openreach Nov 2024. MOBILE SIGNAL: You are likely to have voice coverage with a majority of mobile providers and data coverage with a majority of networks according to Openreach HEATING: Gas Central Heating

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract

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