



Gatesby Court, Hatcham Street, London, SE26 5FQ

**Asking Price £475,000**

We are pleased to offer a beautifully presented 2-bedroom apartment nestled in the heart of Hatcham Street, SE26. This bright and spacious home offers a perfect blend of modern comfort and convenience, making it ideal for first-time buyers, professionals, or investors alike.

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

**Winkworth**



## DESCRIPTION

**Spacious Living Area:** The property boasts a generously sized living room with large windows, allowing natural light to flood the space and create a warm, inviting atmosphere. It is perfect for relaxing evenings or entertaining guests.

**Modern Kitchen:** The contemporary kitchen comes fully equipped with high-quality appliances, sleek cabinetry, and ample counter space, making meal preparation a delight.

**Two Comfortable Bedrooms:** Both bedrooms are well-proportioned and designed to provide a peaceful retreat. The master bedroom features built-in wardrobes, ensuring plenty of storage space.

**Stylish Bathroom:** The well-appointed bathroom is fitted with modern fixtures and a shower-over-bath, offering a tranquil space to unwind after a long day.

**Private Balcony:** Enjoy your morning coffee or evening glass of wine on the private balcony, which provides lovely views of the surrounding neighborhood.

**Prime Location:** Situated in a vibrant part of SE26, Gatesby Court is just a short walk away from local shops, cafes, and parks. The area is well-connected with excellent transport links, including nearby Overground and National Rail stations, offering easy access to Central London and beyond.

**Secure Building:** The apartment is located in a well-maintained, secure building with intercom access and a dedicated parking space, ensuring peace of mind for residents.



## LOCATION

**Lower Sydenham station:** Moments from Gatesby Court and gets you into London Bridge and the city in under 15 minutes.

**Forest Hill Station:** Just a 10-minute walk from Gatesby Court, Forest Hill Station provides easy access to both Overground and National Rail services. It offers direct trains to London Bridge (approx. 15 minutes), Canada Water, Shoreditch High Street, and Highbury & Islington. This makes it ideal for commuters needing quick and direct access to Central London and beyond.

**Sydenham Station:** About a 15-minute walk away, Sydenham Station offers additional Overground and Southern Rail services, providing direct routes to London Bridge, Victoria, East Croydon, and more.

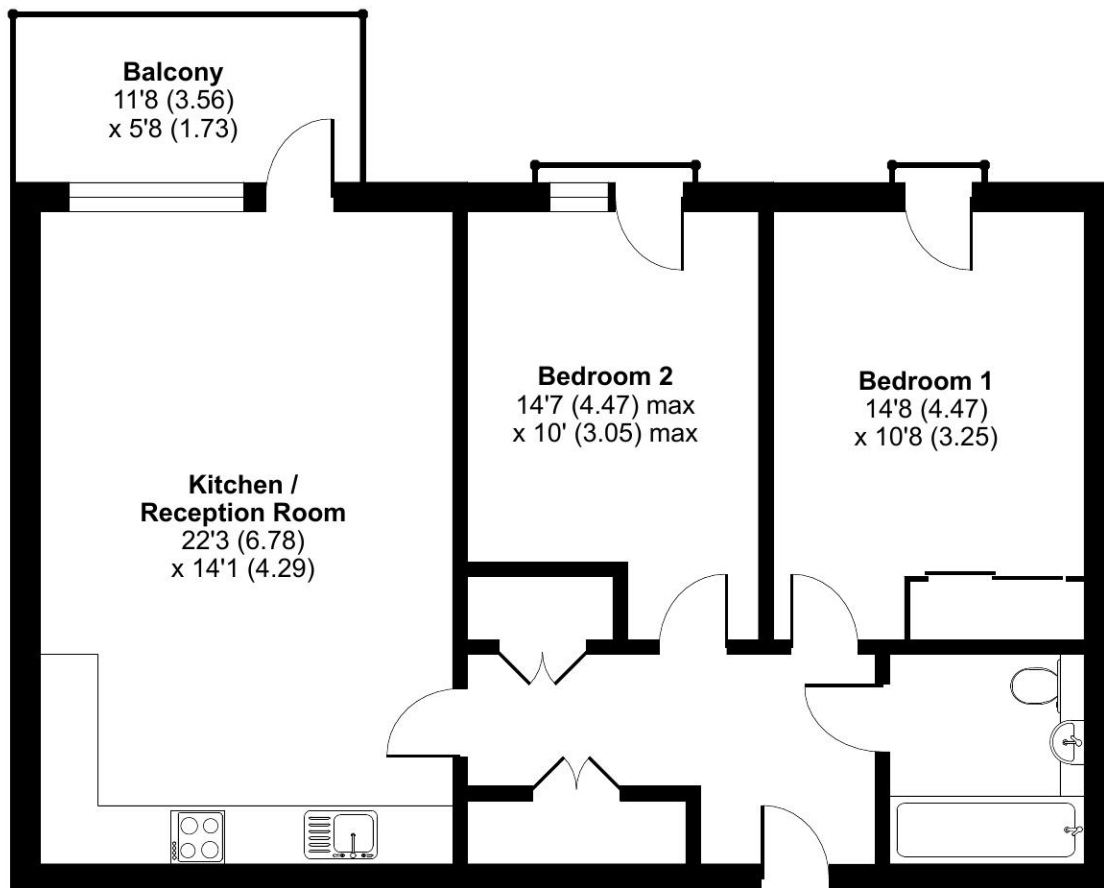
**Bus Routes:** Multiple bus routes (including 122, 185, and 176) operate nearby, connecting you to areas like Dulwich, Crystal Palace, Peckham, and Central London.

**Local Amenities: Shopping and Dining:** The area around Gatesby Court is bustling with a variety of local shops, supermarkets, and eateries. From independent boutiques and bakeries to popular chains and artisan coffee shops, there's something for everyone. The nearby high streets of Forest Hill and Sydenham offer a range of supermarkets (Sainsbury's, Tesco, etc.), pharmacies, and convenience stores.

# Hatcham Street, London, SE26

Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth Forest Hill and New Cross. REF: 1181266

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	