



Hillside Gardens, SW2
£350,000

0208 702 9888
pedderproperty.com

pedder



In general

- Two double sized bedrooms
- Transport links easily accessible
- Well presented throughout
- Small balcony providing views across Crystal Palace
- Close to local amenities

In detail

A two double bedroom flat finished to a good standard situated in Hillside Gardens, now available to purchase.

Tucked away in a low-rise building, this top-floor flat seamlessly blends practicality with a touch of sophistication. The open-plan kitchen and reception room form the heart of this residence, with a stylish finish that complements the overall aesthetic. Yet, what truly sets this property apart is the generous size of both double bedrooms compared to many other two bedroom flats. Throughout the space, thoughtful built-in storage solutions maintain the sleek and uncluttered feel, whilst the small balcony also offers views of Crystal Palace.

The convenient proximity of Tulse Hill and Streatham Hill stations allows for effortless connections to Clapham Junction, Victoria, London Bridge, and The City. Local amenities on Streatham High Road and Norwood Road, including shops, bars, and restaurants, cater to a practical yet sophisticated urban lifestyle. For those seeking a blend of style and substance, this residence, with its stylish finish and spacious double bedrooms, offers a refined and comfortable living space.

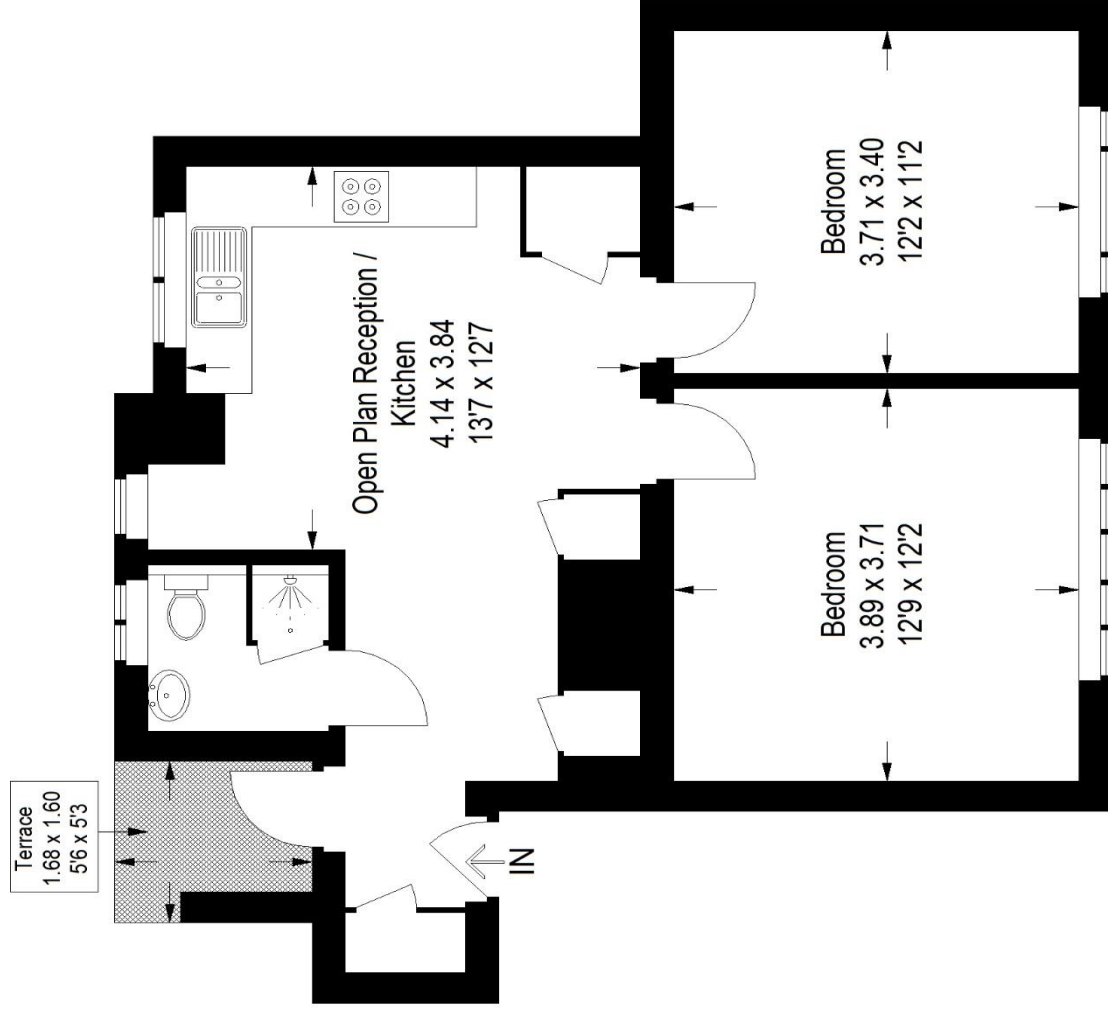
EPC: E | Council Tax Band: B | Lease: 105 years remaining | SC: £1,500pa | GR: £10 | BI: £50



Floorplan

Hillside Gardens, SW2

Approximate Gross Internal Area
57.3 sq m / 617 sq ft



Second Floor

Copyright www.pedderproperty.com © 2024

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.