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Willow Way, London, SE26

Guide price £300,000 to £325,000

Property Images















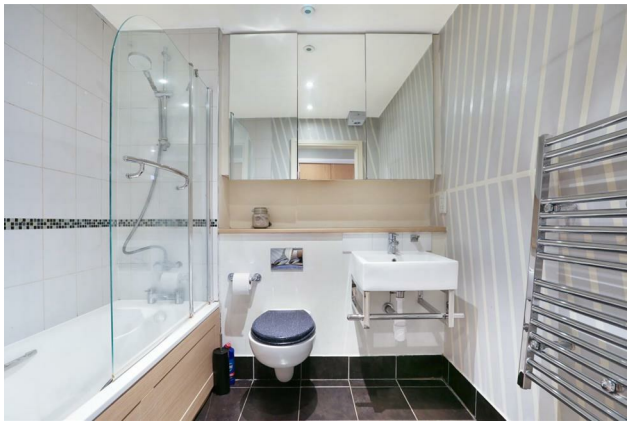


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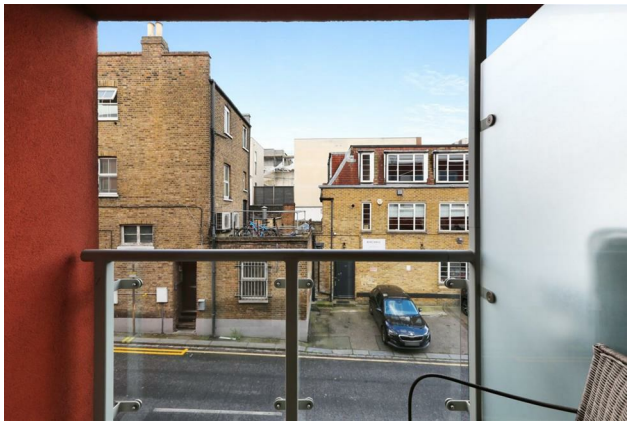
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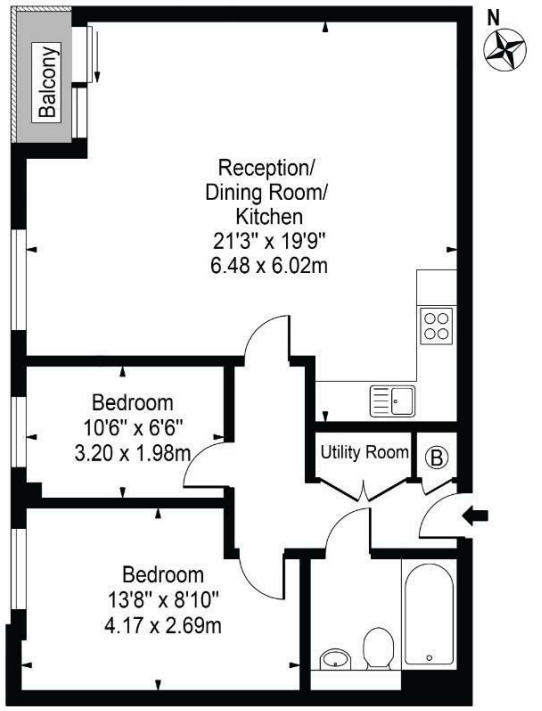


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Willow Way, SE26 4AR

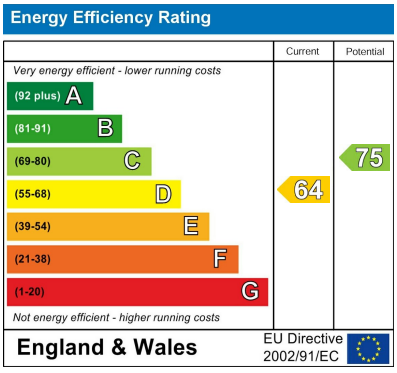
Approx. Gross Internal Area 679 Sq Ft - 63.08 Sq M



First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC



Map



Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Chain free, two-bedroom flat (over 670 sq ft) with a 21ft open-plan kitchen, living and dining area, ideal for entertaining. Enhanced glazing for energy efficiency and sound proofing, two well-proportioned bedrooms, PRIVATE BALCONY and access to shared terrace. This is a comfortable and stylish home in a well-connected London location.

Features

• 2 bedroom apartment • Open plan kitchen living and dining area over 21ft by almost 20ft • Private balcony • Access to shared terrace • CHAIN FREE • Tertiary glazing - Enhanced glazing system offering improved thermal efficiency and sound insulation • First floor • GREAT LOCATION FOR TRANSPORT, SHOPS AND GREEN SPACES • Over 670 sq ft of space

To view material information please scan the QR code in our images.

VIEW OUR HD VIDEO WALK-THROUGH – LIKE AND SUBSCRIBE TO OUR YOUTUBE / TIKTOK CHANNEL TO GET LOCAL PROPERTY UPDATES.

FREE conveyancing quotation via Hunters for a “no sale, no solicitor fee” conveyancing service.

FREE mortgage consultation via Hunters – just call us to book in.

THE PROPERTY:

This well-presented two-bedroom apartment comes with a private balcony perfect for a morning coffee or relaxing in the evening as well as access to a terrace. With over 670 sq ft of space, it offers contemporary, open-plan living and forms part of a well-maintained development on Willow Way, SE26.

The property centres around a large reception and kitchen area spanning over 21ft by almost 20ft, which creates a versatile and sociable environment. It flows easily between living, dining and cooking spaces, making it ideal for both everyday living and entertaining. Westerly windows and glazed doors enhance the sense of space and natural light through the property (please see lounge images and floor plan as well as our videos to get a true sense of how this space looks and feels).

Both bedrooms are comfortably proportioned, and either could function as a spare room or home office.

As well as the private balcony, there’s access to a sunny shared terrace.

The apartment is finished in a sharp, contemporary style. It strikes an excellent balance between internal space and outdoor living, making it a highly attractive purchase in this popular location.

WHAT THE SELLER LOVES ABOUT THE PROPERTY:

The current owner loves the strong sense of community within the development, with friendly neighbours creating a welcoming and sociable environment.

A standout feature is the spacious communal terrace, which becomes a real sun trap in the summer months and has been well-used for BBQs, drinks, and even fitness activities such as yoga and personal training sessions.

The huge main living area is another highlight, along with the apartment’s excellent energy efficiency. The property benefits from tertiary glazing and natural insulation from neighbouring flats. Heating is only required for a short period each year.

The apartment is also notably quiet, with enhanced sound insulation, ideal for those who value peace and privacy.

There's easy access to local bars and restaurants – the owner's favourites include popular independent spots such as The Moustache and The Woodman – as well as an abundance of nearby green spaces, perfect for running and outdoor leisure.

The owner also relishes the proximity to Crystal Palace and Dulwich Village. Both are within a 10–15 minute walk, offering a vibrant mix of markets, cafés, and restaurants, and you're still able to reach central London in around 30 minutes.

TRANSPORT:

The property is well positioned for access to transport links, with both Forest Hill and Sydenham stations within reach, offering London Overground and Southern Rail services.

Travel times include:

* London Bridge in approximately 20 minutes
* Canada Water in approximately 15 minutes (for Jubilee Line connections)
* London Victoria in approximately 35–40 minutes
* Canary Wharf in approximately 30 minutes

In addition to rail connections, there are several bus routes operating locally, providing further connectivity across South East London and beyond.

SHOPPING, DINING & RECREATION:

Willow Way is ideally located for access to a wide range of local amenities. Forest Hill, Sydenham and the surrounding areas offer a blend of high street retailers and independent businesses, alongside cafés, restaurants, gastro pubs and everyday conveniences.

The area is known for its strong sense of community and variety of popular eateries, including independent cafés and well-regarded local restaurants.

For leisure and recreation, residents can enjoy Forest Hill Pools and leisure centre, offering swimming facilities, a gym, and fitness classes.

The Horniman Museum and Gardens is a well-known local attraction, providing green open space, cultural exhibitions and regular events including markets and seasonal festivals.

Additional nearby green spaces include Sydenham Woods, Dulwich Park and Crystal Palace Park, all offering excellent outdoor space for walking, cycling and recreation. One Tree Hill is also nearby and offers stunning panoramic views across London.

Overall, the location provides an excellent balance of convenience, connectivity and access to green space, making it highly desirable for a wide range of buyers.

Hunters estate agents Forest Hill have sold several houses and flats near Dartmouth Road Forest Hill SE23 over the last 10 years. The stats from a sale include:

• Offers received more than 101.5% of the starting price
• 23 viewings
• 11 offers received (47.8% of offers were received compared to viewings!)

Hunters also let and manage properties close to Dartmouth Road Forest Hill SE23.