



Woodland Hill, SE19 | Offers In Excess Of £550,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

**pedder**  
We live local







## In General

- 949 sq ft / 88.2 sq m
- Two double bedroom split level conversion
- Balcony
- Smart kitchen / diner
- Modernised bathroom
- A share of the freehold
- Excellent condition
- Central location

## In Detail

A beautifully finished and generously proportioned two double bedroom split level conversion centrally located moments from central Crystal Palace and rail links.

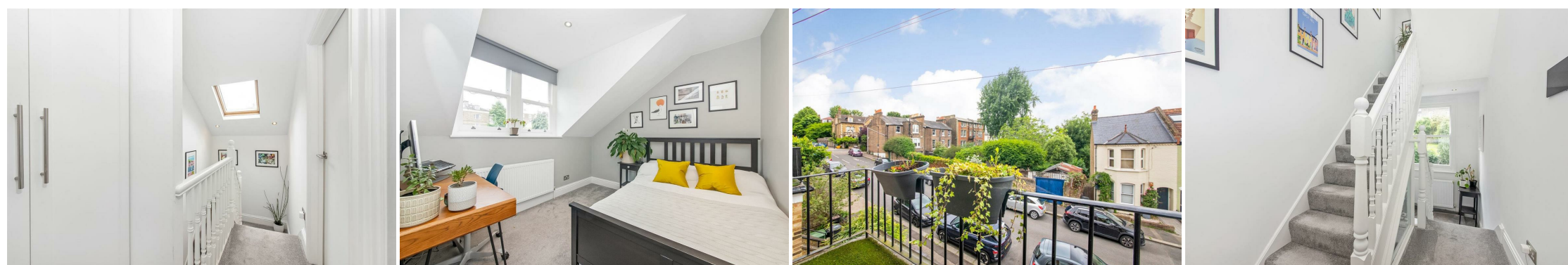
The accommodation has been finished to a high standard throughout and totals 949 sq ft / 88.2 sq m of light and bright spaces.

An internal staircase adds to the roomy feel and leads to a smart 14ft kitchen / diner with navy cabinetry, quartz surfaces, and integrated appliances. A sizeable light-filled reception room includes solid wood flooring and access to a balcony, whilst upstairs there are two bedrooms (the larger with a bank of fitted wardrobes) and a recently modernised bathroom finished with metro brick tiles, a rainfall shower, and a heated towel rail.

Further benefits include a share of the freehold and an abundance of fitted storage.

Woodland Hill is a pretty tree-lined road formed of brick and stucco-fronted houses which is moments from the bustling Triangle with a variety of independent shops, bars and restaurants. Also, ease of access to Crystal Palace and Gipsy Hill rail links just 0.2 miles away (into London Victoria and London Bridge), as well as Crystal Palace Park.

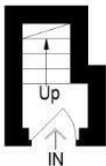
EPC: D | Council Tax Band: C | Lease: 992 years remaining | SC: TBC | GR: TBC | BI: TBC



# Floorplan

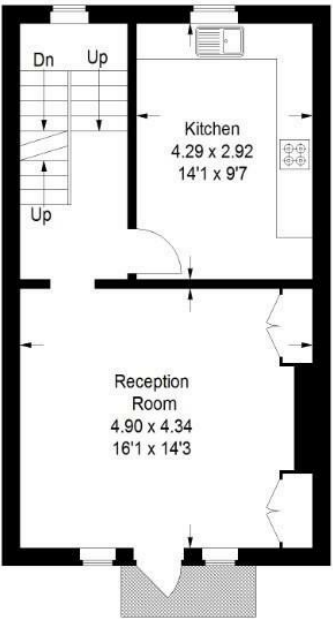
## Woodland Hill, SE19

Approximate Gross Internal Area  
88.2 sq m / 949 sq ft

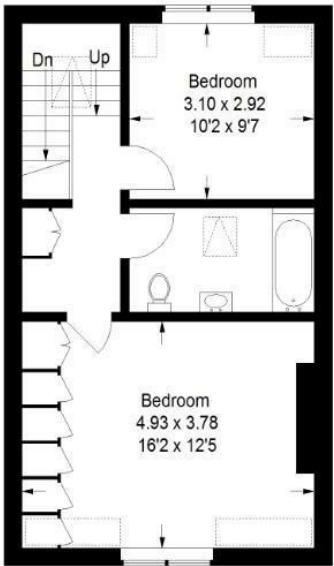


Ground Floor

Reduced headroom  
below 1.5 m / 5'0"



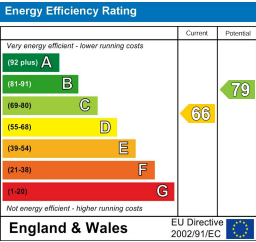
First Floor



Second Floor

Copyright www.pedderproperty.com © 2025

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.



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.