



Beardell Street, SE19 | Offers In Excess Of £500,000

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# In General

- Two bedroom warehouse-style apartment
- No onward chain
- Central location
- Balcony with City views
- Premium finish and fittings
- Small boutique development
- Kitchen / diner
- Exposed brickwork

# In Detail

A beautifully presented, characterful two bedroom apartment occupying the second floor of a boutique development in the heart of Crystal Palace, offered for sale with no onward chain.

Tucked away at the rear of the building, this warehouse-style home has been thoughtfully designed to offer both appeal and practicality. The dual-aspect reception room is bright and inviting, opening onto a covered balcony that enjoys impressive elevated views across the London skyline. The shaker-style kitchen features integrated appliances, quartz worktops, a Belfast sink, and generous space for dining. The stylish bathroom includes a freestanding bath and an attractive timber feature wall.

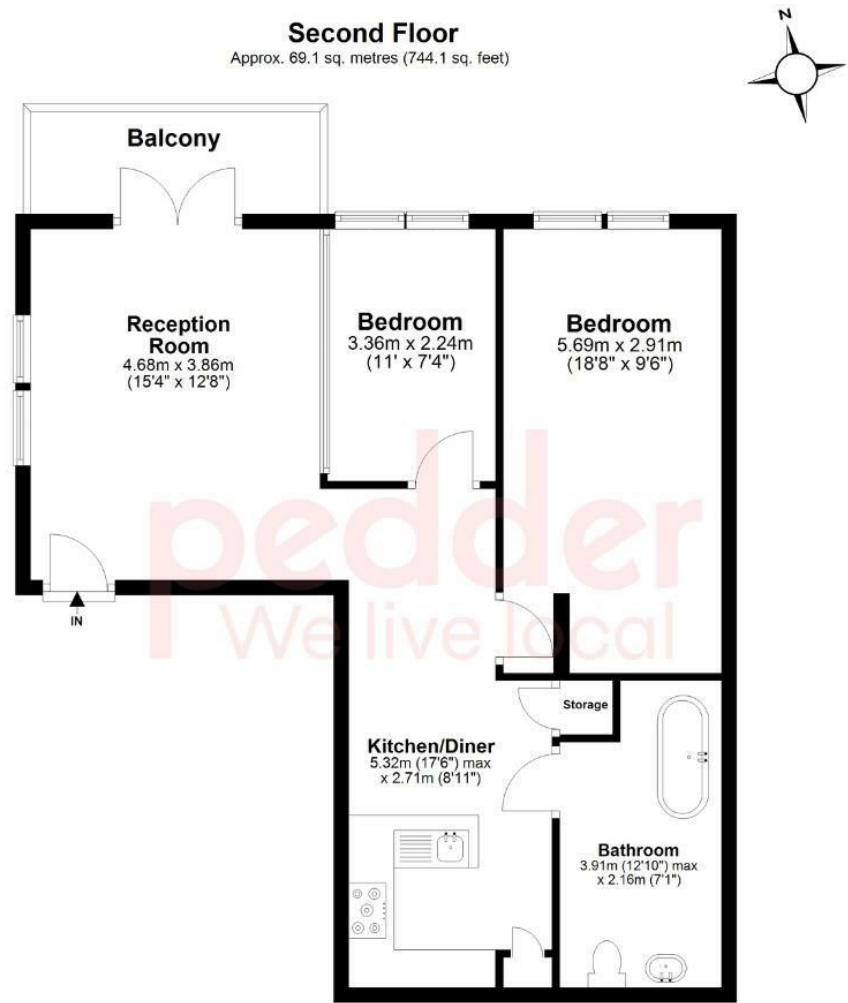
Additional highlights include solid oak flooring throughout, double-glazed sash windows, exposed brickwork, and an excellent energy efficiency rating.

Ideally located, the property is moments from Crystal Palace's vibrant mix of bars, restaurants, and independent boutiques. Both Crystal Palace and Gipsy Hill stations are within easy reach, providing convenient links to Central and East London.

EPC: C | Council Tax Band: C | Lease: 115 Years remaining | SC: £2,305pa | GR: £375pa | BI: TBC



# Floorplan



Total area: approx. 69.1 sq. metres (744.1 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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		
England & Wales	EU Directive 2002/91/EC	

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