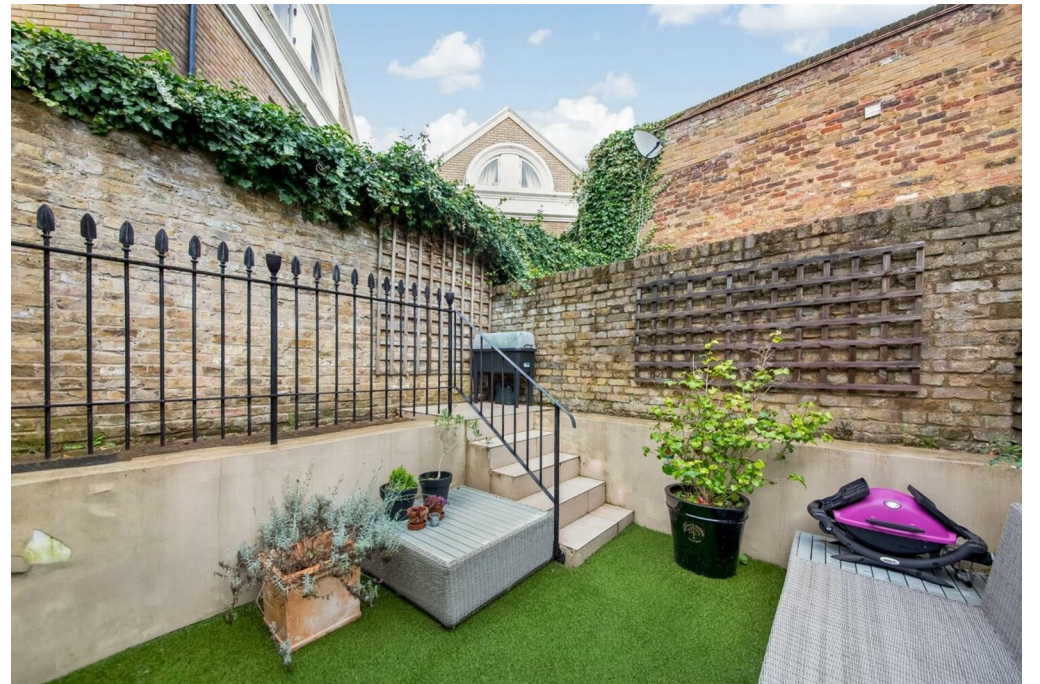




Church Road, SE19 2UB
£330,000

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crystalpalace@pedderproperty.com

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In General

- Halls adjoining new home
- Private courtyard garden
- Remaining new homes warrantee
- Quiet but central location
- Close to Westow Park
- Air circulation system
- Private entrance

In Detail

A unique one bedroom property with a private garden centrally located just off of the Crystal Palace Triangle, close to a wealth of amenities and transport links.

This eco-friendly home is one of two that were build completed just five years ago as new additions, quietly positioned at the rear of an attractive detached Victorian property. The contemporary accommodation is accessed via a private entrance and benefits from high quality engineered timber flooring and oak internal doors. The bedroom is calm a relaxing space with fitted storage and a door to allow for a through-breeze in summer months. The bathroom has been fully tiled and boasts premium fittings and a rainfall shower, whilst the living area is sociably open-plan with double doors to outside. The kitchen is a white high gloss finish with integrated Siemens appliances, technical stone surfaces, with both undercounter and plinth lighting. Externally there is a low maintenance walled private courtyard garden with secure gated side access - ideal for enjoying sunny summer days.

Church Road is well placed for a host of independent shopping a leisure options, including an Everyman cinema which is on the road. Also, Westow Park and both Crystal Palace and Gipsy Hill rail stations which offer connections to Victoria, London Bridge, and Canada Water.

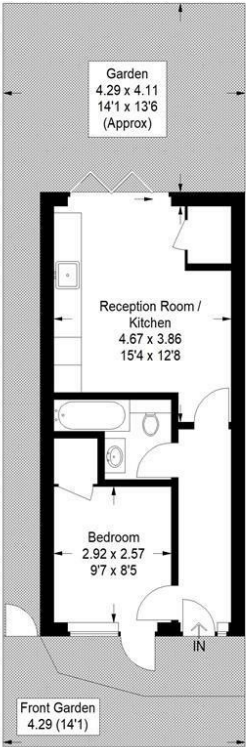
EPC: B | Council Tax Band: B | Lease: 120 years remaining | SC: £1,000pa | GR: £300pa | BI: Incl in SC

EPC: | Council Tax Band: B



Floorplan

Church Road, SE19
Approximate Gross Internal Area
35.6 sq m / 383 sq ft



Ground Floor

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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