Gatestone Road, SE19 | £415,000

02087029333

crystalpalace@pedderproperty.com

pedder
We live local

In General

- 828 sq ft / 76.9 sq m
- No onward chain
- Two bedroom period conversion
- Private entrance
- Leads to a beautiful communal garden
- Central location
- Cosmetic upgrades required

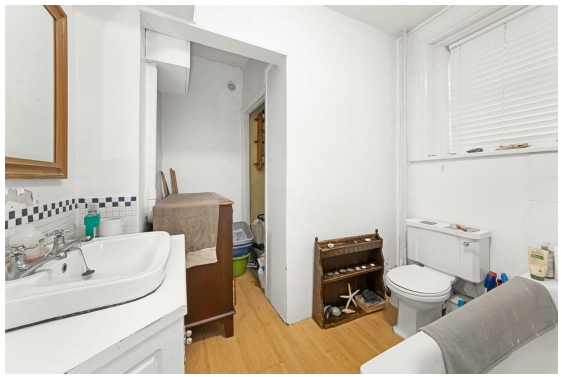
In Detail

A characterful two bedroom ground floor period conversion with direct access to communal garden situated moments from central Crystal Palace and available for sale with no onward chain.

This impressively proportioned accommodation occupies the ground floor of an attractive stone and beam fronted semi-detached building and is accessed via a private side entrance. The space totals 828 sq ft / 76.9 sq m and includes a 17ft bedroom with a walk-in wardrobe and a sizeable reception room, with a feature fireplace and double doors. Although cosmetic upgrades are required, there is a rustic feel throughout and all of the potential to make a wonderful new home. Further benefits include a large storage cupboard and the lease will be extended upon completion.

Gatestone Road forms part of a protected conservation area and is moments from a wealth of shopping and leisure options at the Triangle, including an Everyman cinema and a variety of independent boutiques and cafes. The weekly food market on Haynes Lane is nearby and is a great place to check out quality offerings from farmers and locals alike. If transport links are important, there is ease of access to both Gipsy Hill and Crystal Palace stations which operate to Victoria and London Bridge, also the East London Line which runs to Shoreditch and Canada Water. Otherwise, Crystal Palace Park is a fantastic large, green space which is perfect for long strolls or whiling away time at the café.

EPC: C | Council Tax Band: C | Lease: 47 years remaining (to be extended on completion) | SC: As & when | GR: £40 | BI: £745.93



Floorplan

Gatestone Road SE19

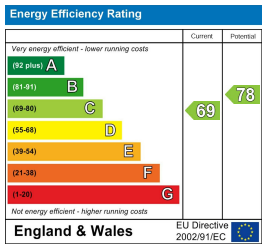
Approximate Gross Internal Area
76.9 sq m / 828 sq ft

= Reduced headroom below 1.5 m / 5'0

Ground Floor

Basement

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.



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.