

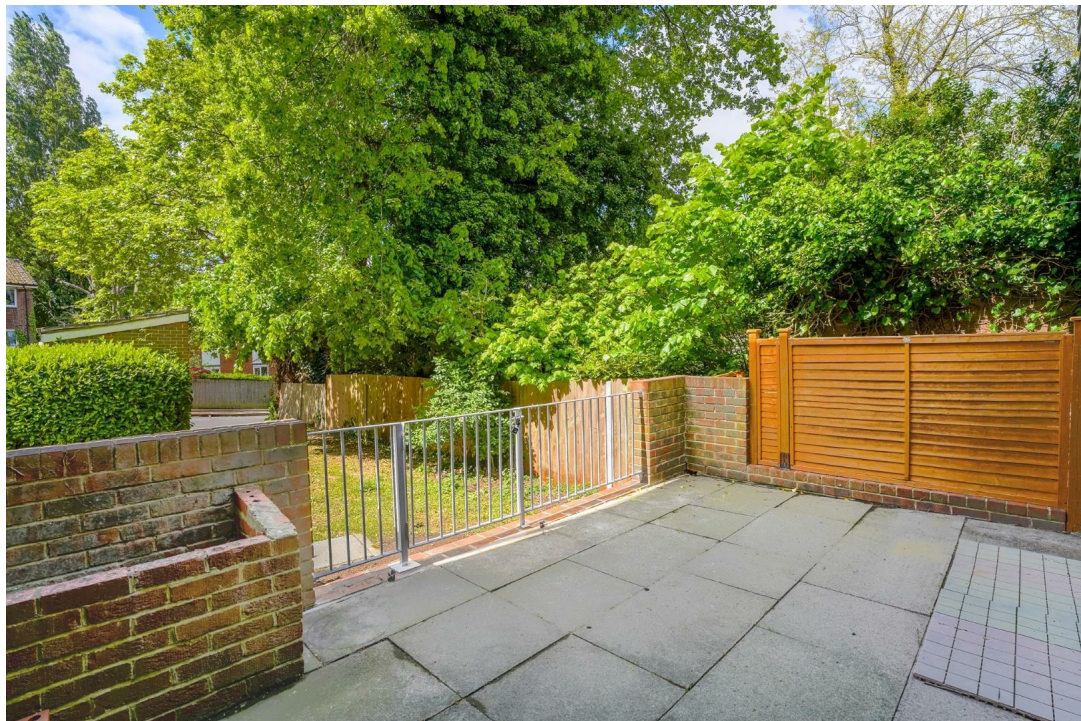


Highfield Hill, SE19 | £395,000

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In General

- Two-bedroom ground floor apartment
- No onward chain
- Quiet, leafy location
- Enclosed terrace
- Private secondary entrance
- Residents' parking (allocated and visitor)

In Detail

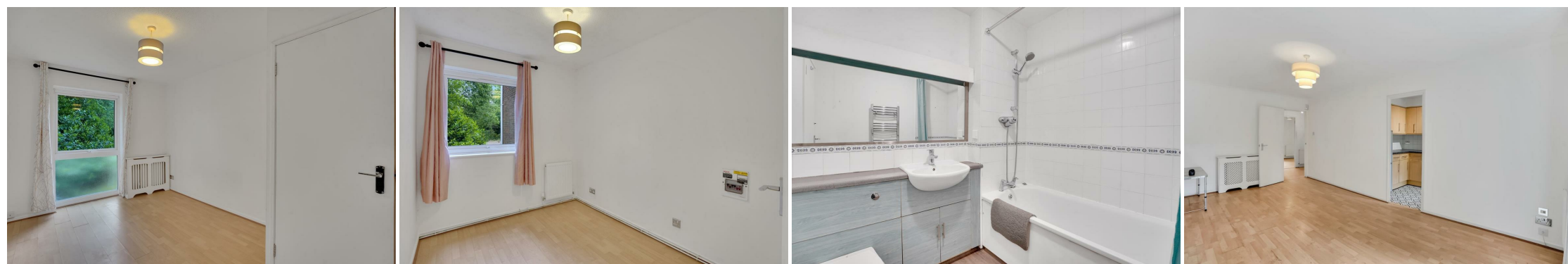
A two-bedroom, ground floor purpose-built apartment positioned on a quiet, leafy residential road within the Crystal Palace conservation area.

The generous reception room extends to 18ft and leads directly to a sizeable paved private terrace with a sunny south-westerly aspect – ideal for relaxing on summer days and providing convenient direct access to the property from outside. The larger of the two bedrooms has fitted storage and views of well-tended shrubs to the rear of the property, while the kitchen is socially open-plan to the main living space and provides a view of the terrace and grassed area to the front. The kitchen provides all the usual amenities including a dishwasher; space for washing machine and dryer is provided in large cupboards in the spacious entrance hall.

Further benefits include allocated residents' and visitor parking, a long lease and no onward chain. Decorated primarily in white, this property would suit a buyer who would delight in placing their own stamp on their new home.

This small low-rise development is positioned just off Harold Road, within the conservation area and moments from the Norwood Recreation Park with tennis courts, basketball courts, and lawned grounds. The area is primarily served by Gipsy Hill, West Norwood and Crystal Palace rail links, while the nearby Triangle offers a supermarket and a wide range of shops – and is positively buzzing with independent bars, restaurants, and boutiques.

EPC: C | Council Tax Band: C | Lease: 106 Years remaining | SC: £2,500pa | GR: £200pa | BI: TBC



Floorplan

Stubbs House, SE19

Total* = 55.7 sq m / 599.8 sq ft

Ground Floor = 55.7 sq m / 599.8 sq ft

☐ = Reduced head room below 1.5m



Ground Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| 102 plus) A | | | |
| 81-101) B | | | |
| 69-80) C | | 75 | 78 |
| 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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