



Camden Hill Road, SE19 | £390,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- One bedroom period conversion
- Private front and rear gardens
- Private entrance
- A share of the freehold
- Central location
- Close to Gipsy Hill station
- Nearby a wealth of amenities

In Detail

A warm and inviting one bedroom garden flat on a highly regarded road in the heart of Crystal Palace.

Accessed via a private entrance, this well proportioned property is neatly presented and provides an immediately enjoyable space. There are solid oak floors throughout and a generous bedroom with a light-filled bay window. Beyond is a stylishly finished shower room with metro brick tiling and clean white sanitary ware, whilst the reception room offers a calm and relaxing area to unwind at the end of the day. The kitchen has been modernised and leads directly to a sizeable low maintenance private rear garden - the perfect place to enjoy pleasant days with friends and family. Further benefits include fitted storage, a share of the freehold, and a recently fitted boiler.

Camden Hill Road is a quiet residential street which is a stones throw from everything that the vibrant Triangle has to offer including independent shops and eateries, an Everyman cinema, and 200 acres of parkland at Crystal Palace Park. If transport is a consideration then both Gipsy Hill and Crystal Palace rail links are easily accessible with direct trains to Canada Water and London Victoria.

EPC: C | Council Tax Band: B | Lease: 105 years remaining | GR: £0 | SC: £0 | BI: £254.80



Floorplan

Lower Ground Floor
Approx. 47.1 sq. metres (507.2 sq. feet)



Total area: approx. 47.1 sq. metres (507.2 sq. feet)

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 measurements are approximate. please check dimensions, shapes and compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 102 plus) A | | | |
| 81-101) B | | | |
| 69-80) C | | | |
| 55-68) D | | 73 | 78 |
| 39-54) E | | | |
| 21-38) F | | | |
| 1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.