

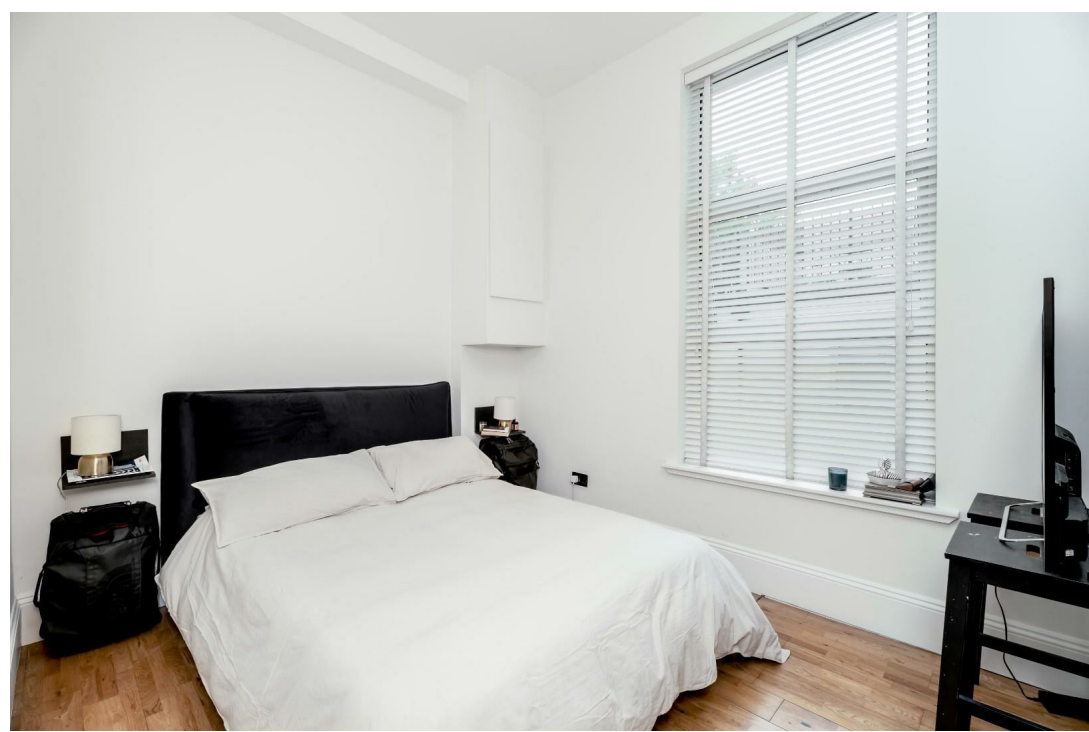


Waldegrave Road, SE19 | £295,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

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# In General

- A share of the freehold
- No onward chain
- Central location
- High ceilings
- High specification finish
- Sunny reception room
- Moments from Crystal Palace station

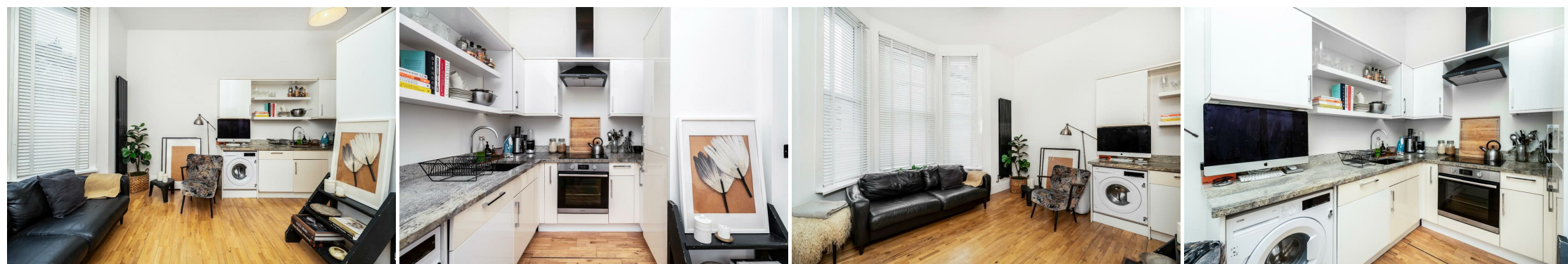
# In Detail

A light and bright one bedroom ground floor period conversion exceptionally well positioned for Crystal Palace station and the centre of town.

This neutrally decorated apartment boasts high ceilings and premium fittings, and could make for a hassle-free first time or investment purchase. The reception room benefits from a large double-glazed bay window (with a southerly aspect) and is open to a modern kitchen with Neff integrated appliances and granite surfaces. The space incorporates contemporary wall-mounted radiators to make the most of the whole floor area and offers a relaxing place to unwind at the end of the day. The bedroom is located at the rear of the building and is a quiet, calm space (with fitted wardrobe storage), whilst the bathroom includes superior stainless fixtures, a P-shaped bath, and rainfall shower. Further benefits include a share of the freehold and no onward chain.

Waldegrave Road is located moments away from Crystal Palace train station with rail links to London Victoria, London Bridge and Highbury & Islington. The superb array of shops, bars and restaurants on the Crystal Palace Triangle are within a few minutes walking distance. Crystal Palace Park is a few minutes walk.

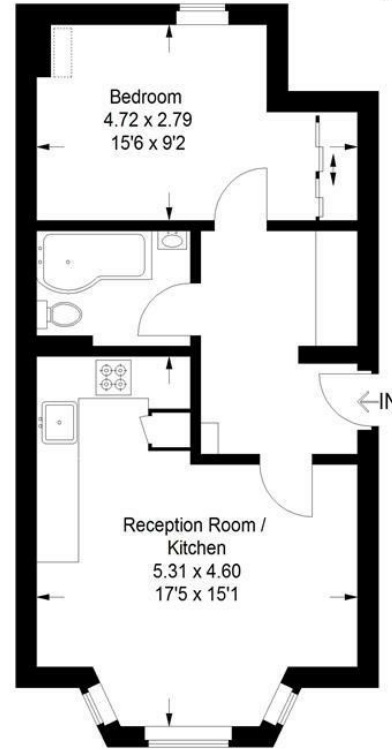
EPC: C | Council Tax Band: B | Lease: 986 years remaining | SC: £2200pa | GR: £0 | BI: Inc in SC




# Floorplan

## Waldegrave Road, SE19

Approximate Gross Internal Area  
42.9 sq m / 462 sq ft



### Raised First Floor

 = Reduced headroom below 1.5 m / 5'0"

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
(61-81) B			
(49-60) C			
(35-48) D		71	79
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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