



Rockmount Road, SE19 3SZ
£525,000

02087029333
crystalpalace@pedderproperty.com

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In General

- 979 sq ft / 91 sq m
- Wooden floors throughout
- Separate shower room
- Split-level
- Private garden
- Great location
- Share of freehold
- No onward chain

In Detail

A light, bright and characterful two double bedroom split level conversion positioned on a sought after road in Crystal Palace.

This spacious property is arranged over three levels and totals 979 sq ft / 91 sq m, occupying a majority of this attractive brick-fronted Victorian build. An internal staircase leads to the first floor which comprises of a separate kitchen with ample storage, a fully tiled bathroom with a heated towel rail, and a 16ft 8 reception room with a marble surround feature fireplace. A subfloor leads to a separate shower room, whilst the top floor houses two double bedrooms with fitted wardrobes. Externally there is a generous private garden with a raised seating area - perfect for entertaining friends and family on pleasant days. Further notable points include solid wood flooring throughout, wooden sash windows, a share of the freehold, and no onward chain.

Rockmount Road is primarily served by Gipsy Hill rail links and bus routes along Central Hill, whilst a plethora of bars, restaurants and shopping options are easily accessed at the Triangle.

EPC: C | Council Tax Band: C | Lease: TBC | SC: As & When | GR: N/A | BI: £500

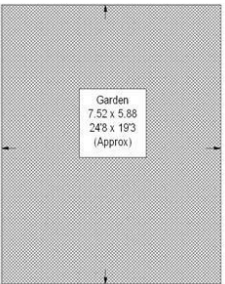
EPC: | Council Tax Band: C



Floorplan

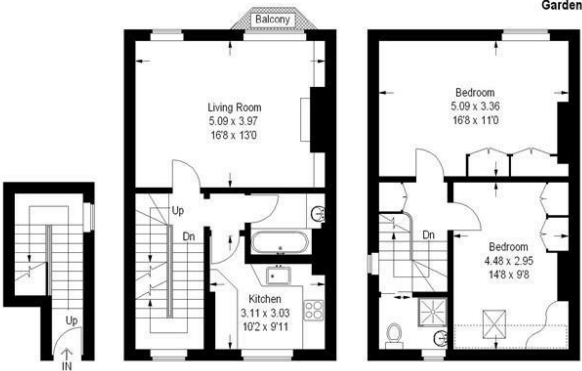
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Approximate Gross Internal Area :-
91 sq m / 979 sq ft



(Not Shown In Actual
Location/ Orientation)

Garden



Ground Floor

First Floor

Second Floor

Reduced headroom below 1.5 m / 5'0"

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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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