



Woodland Hill, SE19 | £495,000

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In General

- Two bedroom ground floor conversion
- Generous private garden
- Central location
- Nearby Gipsy Hill rail links
- Well presented throughout

In Detail

A very well presented two bedroom garden flat centrally positioned moments from central Crystal Palace and transport links.

This warm and inviting property is one of two that form part of a Victorian building on a quiet residential road accessed just off of Gipsy Hill. The larger bedroom boasts high ceilings, coving, stripped wood flooring, and a large bay window which floods the room with morning sunshine. The second bedroom is also of a double proportion, whilst the bathroom has been upgraded with matt black fittings and a rainfall shower head. The reception room extends to 15ft and provides ample living / dining space, leading to a separate kitchen which is finished in a contemporary colour, with integrated appliances and cabinetry with rose gold handles.

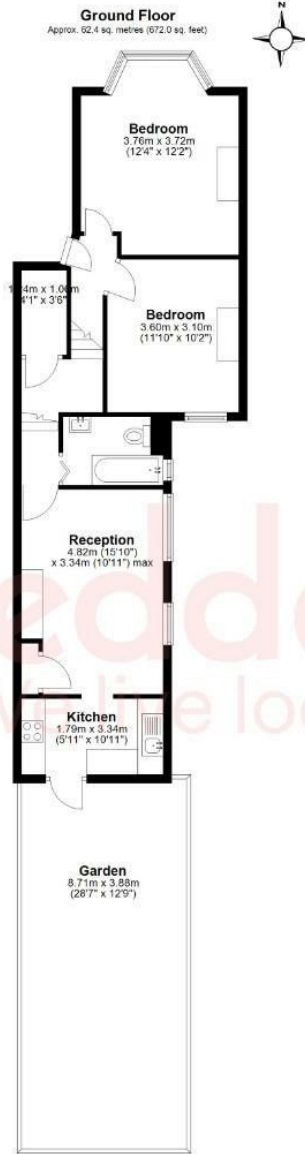
The private garden is larger than average for the area and boasts a sunny southerly aspect. This low maintenance retreat can be accessed via a side gate and provides a peaceful area to entertain friends and family on pleasant summer afternoons.

Woodland Hill is a pretty tree-lined road formed of brick and stucco-fronted houses which is moments from the bustling Triangle with a variety of independent shops, bars and restaurants. Also, ease of access to Crystal Palace and Gipsy Hill rail links just 0.2 miles away (into London Victoria and London Bridge), as well as Crystal Palace Park.

EPC: C | Council Tax Band: C | Lease: 142 Years remaining | SC: £125 PA | GR: £150 PA | BI: £427.78



Floorplan



Total area: approx. 62.4 sq. metres (672.0 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-91) B			
69-80) C			
55-68) D		69	78
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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