



Woodland Road, SE19 | £285,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Light and bright period conversion
- Central location
- Nearby Gipsy Hill and CP rail links
- Stylishly finished throughout
- Top floor
- Generous separate kitchen
- Characterful accommodation

In Detail

A stylishly finished one bedroom period conversion centrally located for transport links and the Crystal Palace Triangle.

This warm and inviting top floor property offers an immediately enjoyable space with character and charm. The reception is at the front of the building and has enough room for both living and dining, with fitted cabinetry and shelving, as well as a pretty feature fireplace. A separate shaker-style kitchen is larger than average with solid wood flooring, a Belfast sink, and plenty of space for those who taking cooking more seriously. Otherwise, a calm and tranquil bedroom includes a distinctive sash window, whilst a recently modernised shower room includes contemporary tiling and a rainfall shower.

Woodland Road is moments from the wide variety of shopping and leisure choices of central Crystal Palace, also easily accessible for both Crystal Palace and Gipsy Hill rail links.

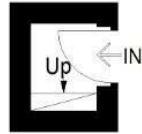
EPC: C | Council Tax Band: C | Lease: 147 Years Remaining | SC: £1,125pa | GR: £0 | BI: £555.42 pa



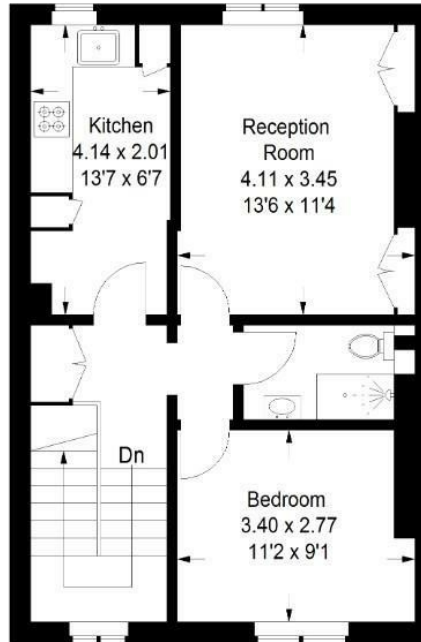
Floorplan

Woodland Road, SE19

Approximate Gross Internal Area
48.4 sq m / 521 sq ft



Second Floor



Third Floor

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 openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		73	80
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	

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.