



Woodland Road, SE19 | £300,000

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# In General

- One bedroom ground floor period conversion
- No onward chain
- Long lease
- Central location
- Cosmetic upgrades required
- Private rear garden
- Close to Gipsy Hill and Crystal Palace rail links

# In Detail

A one bedroom ground floor garden flat centrally located in Crystal Palace and available for sale with no onward chain.

The property forms part of an attractive brick-fronted Victorian building and, although requires cosmetic upgrades, could be an ideal option for a buyer hoping to put their own stamp on something. The accommodation comprises of a reception room which is open to the kitchen with sky lights for plenty of natural light. The bedroom has sash bay window with a bright westerly aspect, whilst there is direct access to a private garden at the rear.

Woodland Road is a quiet street but offers immediate access to everything that the bustling Triangle has to offer in the way of bars, restaurants, and shopping. Also, convenient access to both Crystal Palace and Gipsy Hill rail links.

EPC: D | Council Tax Band: B | Lease: 995 Years remaining | SC: TBC | GR: TBC | BI: £351.01



# Floorplan

Woodland Road,  
 Total\* = 45.7 sq. m / 491.6 sq. ft  
 Ground Floor = 45.7 sq. m / 491.6 sq. ft  
 [ ] = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		67	71
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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