

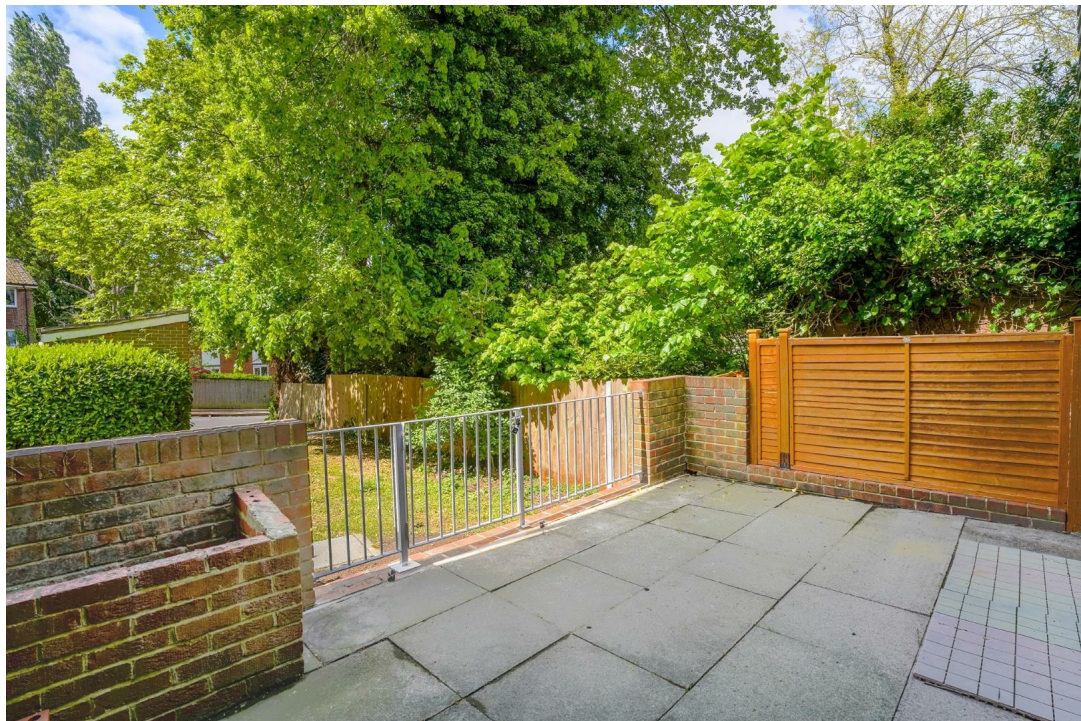


Highfield Hill, SE19 | £395,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Two-bedroom ground floor apartment
- No onward chain
- Quiet, leafy location
- Enclosed terrace
- Private secondary entrance
- Residents' parking (allocated and visitor)

In Detail

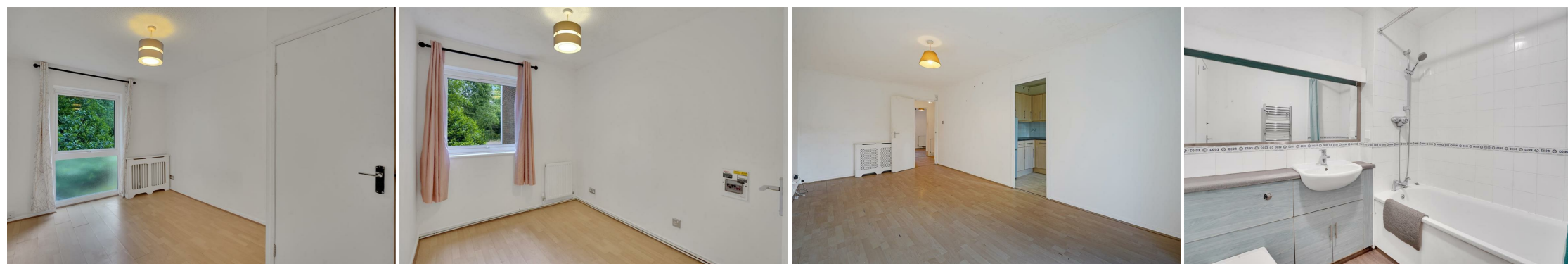
A two-bedroom, ground floor purpose-built apartment positioned on a quiet, leafy residential road within the Crystal Palace conservation area.

The generous reception room extends to 18ft and leads directly to a sizeable paved private terrace with a sunny south-westerly aspect – ideal for relaxing on summer days and providing convenient direct access to the property from outside. The larger of the two bedrooms has fitted storage and views of well-tended shrubs to the rear of the property, while the kitchen is socially open-plan to the main living space and provides a view of the terrace and grassed area to the front. The kitchen provides all the usual amenities including a dishwasher; space for washing machine and dryer is provided in large cupboards in the spacious entrance hall.

Further benefits include allocated residents' and visitor parking, a long lease and no onward chain. Decorated primarily in white, this property would suit a buyer who would delight in placing their own stamp on their new home.

This small low-rise development is positioned just off Harold Road, within the conservation area and moments from the Norwood Recreation Park with tennis courts, basketball courts, and lawned grounds. The area is primarily served by Gipsy Hill, West Norwood and Crystal Palace rail links, while the nearby Triangle offers a supermarket and a wide range of shops – and is positively buzzing with independent bars, restaurants, and boutiques.

EPC: C | Council Tax Band: C | Lease: 106 Years remaining | SC: £2,500pa | GR: £200pa | BI: TBC



Floorplan

Stubbs House, SE19

Total* = 55.7 sq m / 599.8 sq ft

Ground Floor = 55.7 sq m / 599.8 sq ft

☐ = Reduced head room below 1.5m



Ground Floor



*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	
Very energy efficient - lower running costs	Current
102 plus) A	
81-101) B	
69-80) C	75
55-68) D	78
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	Informa

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.