



Church Road, SE19 | Guide Price £325,000

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# In General

- Two double bedroom apartment
- Covered balcony
- Tastefully upgraded
- Modern kitchen with breakfast bar
- Residents parking
- Quiet location
- Low Ground rent and Service Charge
- Recently Extended Lease
- New Windows Throughout

# In Detail

Guide price £325,000 - £350,000

A fresh and vibrant two double bedroom ground-floor apartment, discreetly positioned at the rear of a well-maintained low-rise development close to the heart of Crystal Palace.

This tastefully upgraded home offers generous proportions and a thoughtfully designed layout, quietly set back with a pleasant leafy outlook. The kitchen is finished with matt black fittings, complemented by stylish pink tiling and a sit-up breakfast bar, ideal for informal dining or socialising away from the main living area. The bathroom has been modernised with classic metro tiling and contemporary sanitary ware, alongside the added convenience of a separate WC. Both bedrooms are well separated, making the property particularly suitable for guests or sharers, whilst a well-proportioned reception room extends to approximately 15 feet and opens onto a covered balcony.

Additional benefits include fitted hallway storage, secure entry, and visitors' parking.

Perfectly located on Church Road, the apartment is moments from an eclectic selection of bars, restaurants, cafés, and independent boutiques, as well as the open green spaces of Crystal Palace Park and a local cinema. Excellent transport links are close at hand, with Crystal Palace and Gipsy Hill stations providing swift access to Central and East London.

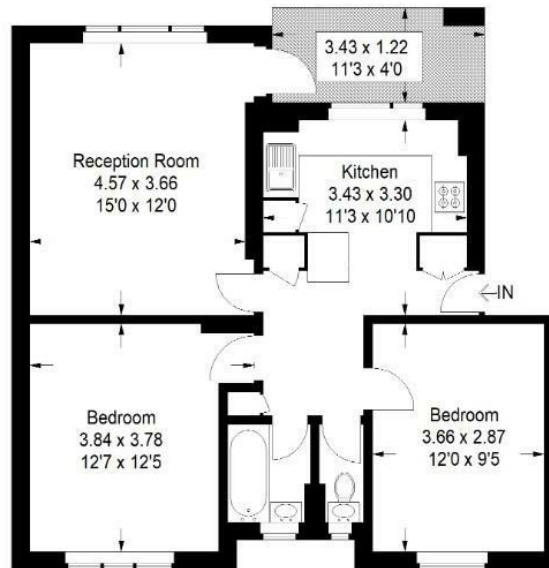
EPC: C | Council Tax Band: C | Lease: 175 years remaining | SC: £600.00 pa | GR: £10.00 pa | BI: £425.00 pa



# Floorplan

**Church Road, SE19**

Approximate Gross Internal Area  
63.0 sq m / 678 sq ft



## Ground Floor

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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			
55-68) D		71	76
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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