



Central Hill, SE19 | £650,000

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# In General

- 1142 sq ft / 106.1 sq m
- Four bedrooms
- Bathroom and separate shower room
- No onward chain
- Share of the freehold
- Off street parking
- Central location

# In Detail

A spacious four bedroom, two bathroom first floor period conversion positioned on a popular road nearby central Crystal Palace, available for sale with no onward chain.

This light and bright accommodation totals 1142 sq ft / 106.1 sq m and is one of just three residences forming an attractive building dating to 1830. Highlights include a 26ft reception room which is socially open-plan to a kitchen with breakfast bar, replacement solid wood flooring, a bathroom and a separate shower room, four well proportioned bedrooms, fitted storage, shuttered sash windows, replacement solid wood flooring, and a share of the freehold.

Externally there is a large mature communal rear garden and off street parking for one car.

This location works well for access to both Gipsy Hill and Crystal Palace rail links, also a wealth of independent shopping and leisure facilities around the Triangle.

Certainly a rare market offering that could make for an immediately enjoyable and ideal long-term opportunity.

EPC: C | Council Tax Band D | Lease: 91 years remaining | SC: £100pm | GR: £0 | BI: Incl in SC



# Floorplan

## Central Hill, SE19

Approximate Gross Internal Area  
106.1 sq m / 1142 sq ft



### First 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			
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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