

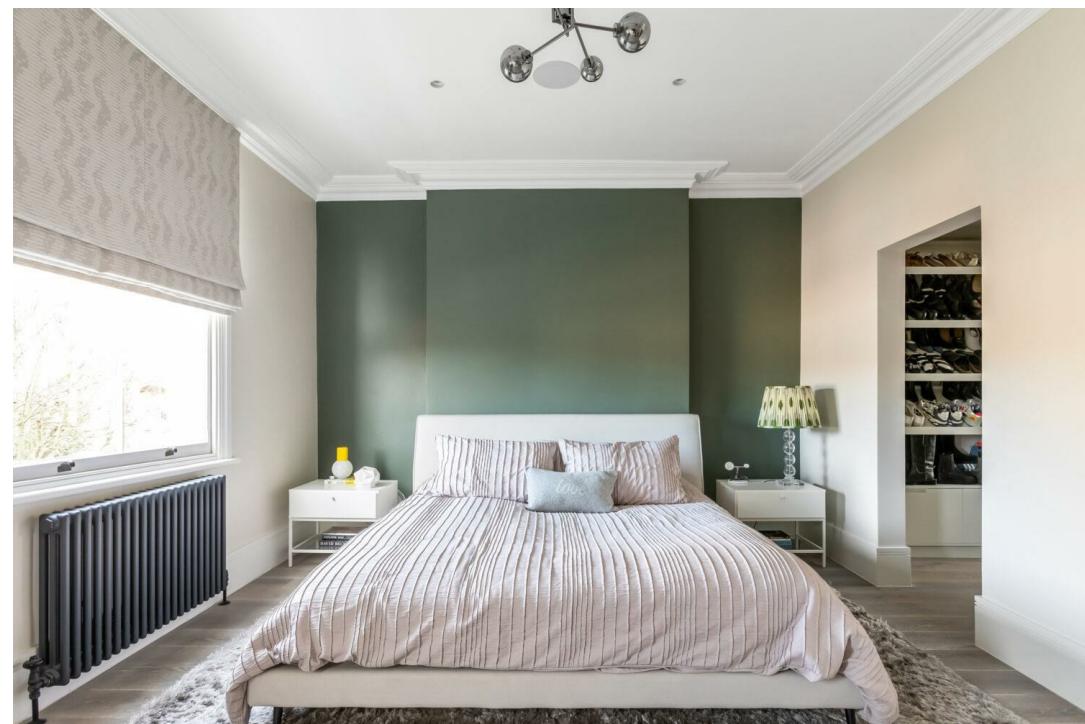
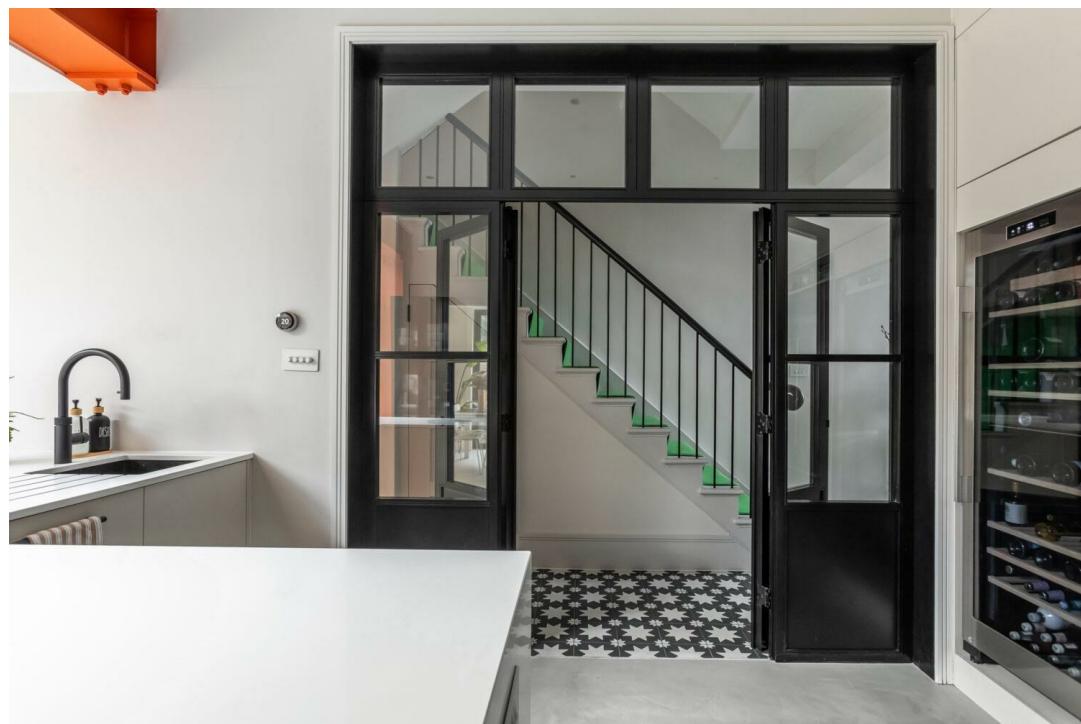


Rockmount Road, SE19 | £1,500,000

020 8702 9333

crystalpalace@pedderproperty.com

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In General

- Four double bedrooms
- Attractive brick-fronted semi-detached
- Three bathrooms
- Beautiful kitchen / diner
- High specification finish
- Large master suite
- Under floor heating
- Nearby-sought after schools
- Landscaped rear garden
- Cellar

In Detail

An exquisite four bedroom, three bathroom Victorian semi-detached house positioned on a highly regarded road moments from Rockmount Primary School (Ofsted outstanding), and nearby central Crystal Palace.

The property has been superbly upgraded to offer a high specification and a unique place to call home, with playful and contemporary additions that blend perfectly with period details. The accommodation is arranged over three levels and totals 2100 sq ft / 195.2 sq m and includes a storage cellar. The front reception room benefits from high ceilings and plenty of natural light from a large shuttered bay window. Also, bespoke cabinetry, solid wood chevron flooring, and a fire with a marble surround. The heart of the house is an L-shaped kitchen / diner with a contemporary premium kitchen that would be perfect for those who enjoy cooking and entertaining. This area is finished with micro cement flooring, a large glass skylight, and bi-fold doors to outside. In summer months, this fresh and inviting space links directly to a landscaped low maintenance rear garden with a sunny south-easterly aspect. The first floor comprises of a luxurious master suite with a fully fitted walk-in wardrobe and a bathroom boasting brushed brass fittings, a glass encased walk-in shower, and a stylish tangerine orange soaking tub. This level also houses another double bedroom with an en suite shower room. The top of the building is arranged as two double bedrooms (one with lots of fitted storage) and another beautifully finished bathroom with an integrated sauna.

Rockmount Road is primarily served by Gipsy Hill rail links and bus routes along Central Hill, whilst a plethora of bars, restaurants, and shopping options are easily accessed at the Triangle. For joggers or dog walkers, there is a large green at the end of the street.

A must-see property and an immediately enjoyable new home.

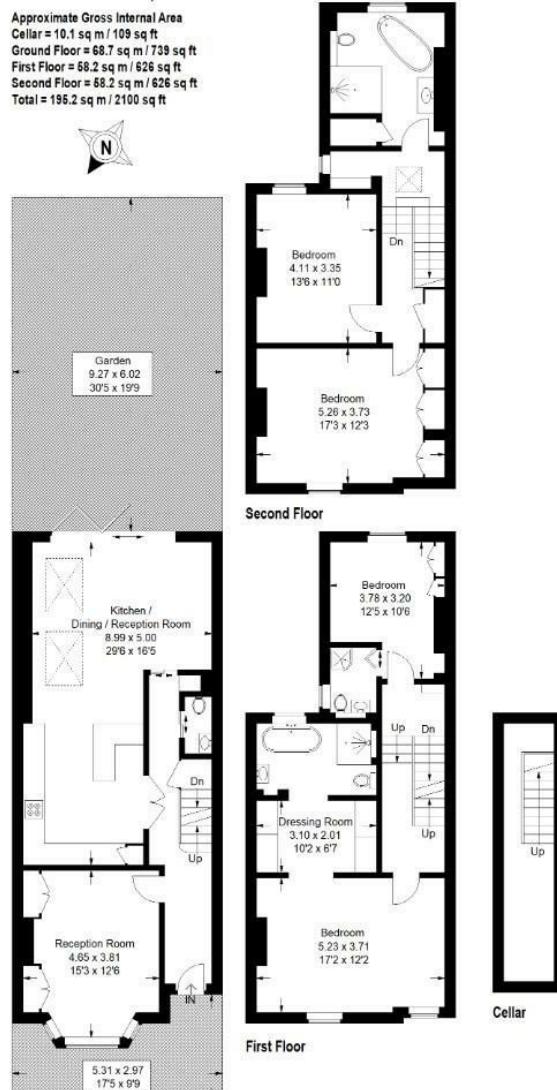
EPC: D | Council Tax Band: F



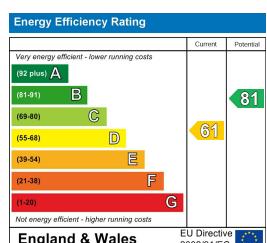
Floorplan

Rockmount Road, SE19

Approximate Gross Internal Area
 Cellar = 10.1 sq m / 109 sq ft
 Ground Floor = 68.7 sq m / 739 sq ft
 First Floor = 58.2 sq m / 626 sq ft
 Second Floor = 58.2 sq m / 626 sq ft
 Total = 195.2 sq m / 2100 sq ft



Energy Efficiency Rating



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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.

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