



Church Road, SE19
OIEO £600,000

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In general

- 927 sq ft / 86.1 sq m
- Two double bedrooms
- High specification finish
- Private entrance
- Private courtyard garden
- 21ft living space
- En suite shower room
- Central location

In detail

A generous two bedroom, two bathroom ground floor garden flat forming part of an impressive and characterful detached Victorian building, moments from central Crystal Palace.

This attractively decorated property has been finished to a high standard and was newly completed just under three years ago, benefitting from a remaining New Homes warrantee, quality fittings, and a functional layout. The accommodation is accessed via a private entrance which leads to a socially open-plan 21ft living space, complete with ornate cornicing, ceiling rose, a light and bright shuttered bay, and engineered solid oak flooring. The kitchen is a contemporary shade of grey with integrated appliances and quartz surfaces and is ideal for those enjoy entertaining. Both of the bedrooms are double and boast ample fitted storage, whilst the en suite shower room and main bathroom are beautifully tiled, with Geberit sanitary ware.

Externally there is direct access to a neat private courtyard garden with a meticulously maintained communal garden beyond - perfect for use on sunny summer days. Also, an allocated off street parking space.

This location is moments from a wealth of shopping and leisure amenities of the vibrant Crystal Palace Triangle, including a range of independent eateries and an Everyman cinema. Transport links to central London are also straight forward from both Gipsy Hill and Crystal Palace stations.

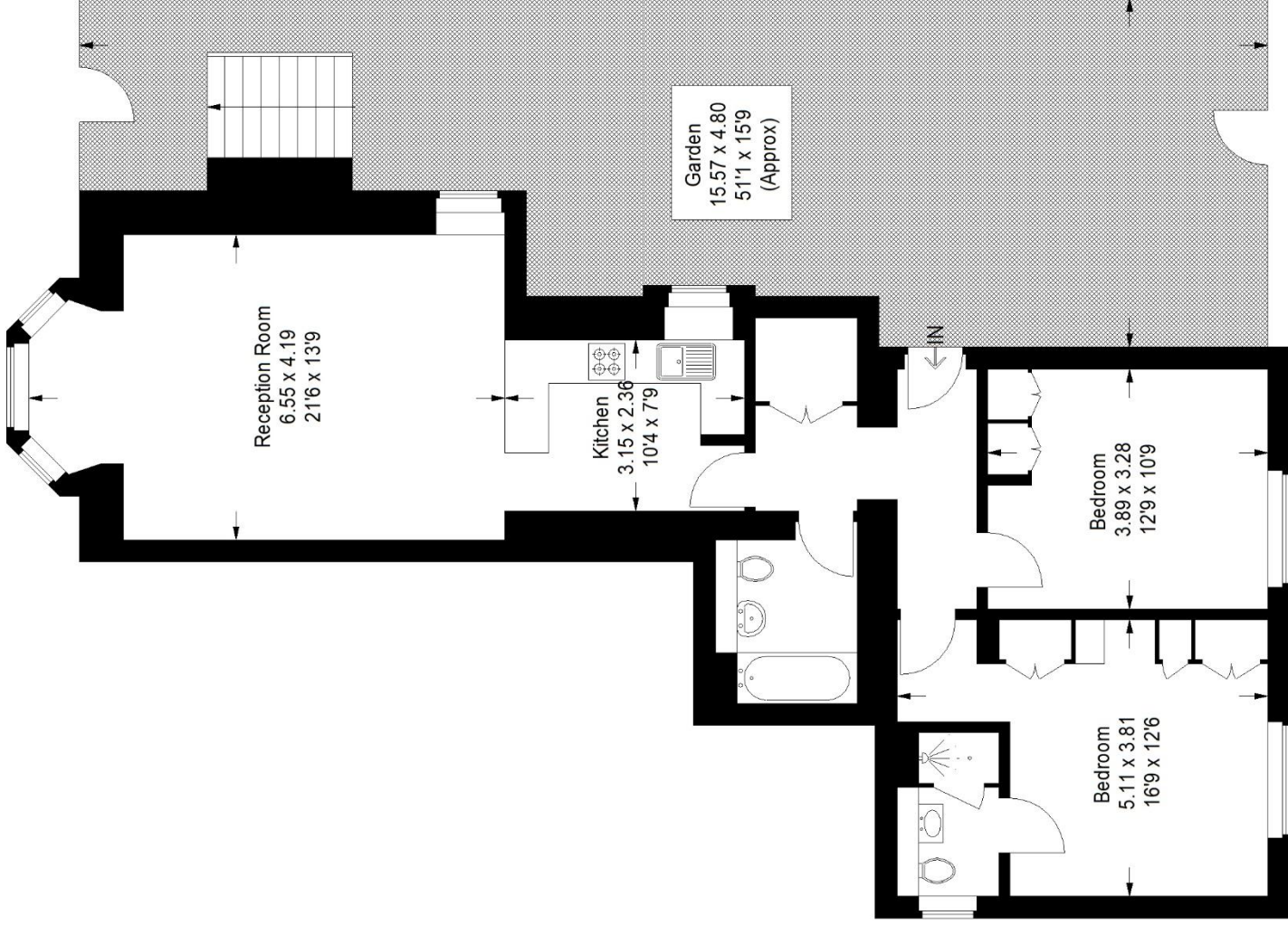
EPC: C | Council Tax Band C | Lease: 147 years remaining | SC: £161.37pm | GR: n/a | BI: n/a



Floorplan

Church Road, SE19

Approximate Gross Internal Area
86.1 sq m / 927 sq ft



Lower 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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