



Alma Place, SE19
£685,000

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In general

- Characterful period cottage
- Central location
- Stylishly presented
- Contemporary shower room
- Lots of period details
- Two bedrooms
- Walled courtyard garden

In detail

A beautifully finished and intensely characterful two bedroom cottage forming part of a tranquil cul de sac at the centre of the Triangle in Crystal Palace.

This warm and inviting property is brimming with period details which are combined with a balance of modern upgrades, offering a visually stunning and very comfortable place to call home. The accommodation is arranged over two levels and comprises of a light and airy front reception room with stripped wood flooring, exposed brickwork, and bespoke cabinetry. This space leads to a cosy kitchen / diner with a fresh white handle-less kitchen that has integrated appliances and solid wood surfaces, also a solid fuel burner - perfect for keeping warm on chilly winter evenings. Upstairs there are two bedrooms which both have feature fireplaces and a skylight to the main. The remainder of this level includes a beautifully finished shower room boasting a double glass-encased walk-in, with matt black finishes and a floating vanity. Other noteworthy points such as shuttered windows, cast iron radiators, an attractive brick-fronted façade, and a stylish finish throughout. Externally there is a low maintenance walled courtyard garden accessed via a glass slider which is decked and benefits from a side access, also parking on a first come, first serve basis.

Alma Place is conveniently positioned moments from an abundance of shopping and leisure offerings at the Triangle, including an Everyman cinema and a variety of independent boutiques and cafes. The weekly food market on Haynes Lane is nearby and is a great place to check out quality offerings from farmers and locals alike. If transport links are important, there is ease of access to both Gipsy Hill and Crystal Palace stations which operate to Victoria and London Bridge, also the East London Line which runs to Shoreditch and Canada Water. Otherwise, Crystal Palace Park is a fantastic large, green space which is perfect for long strolls or whiling away time at the cafe.

This property is certainly one that needs to be seen to be appreciated.

EPC: D | Council Tax Band: C



Floorplan

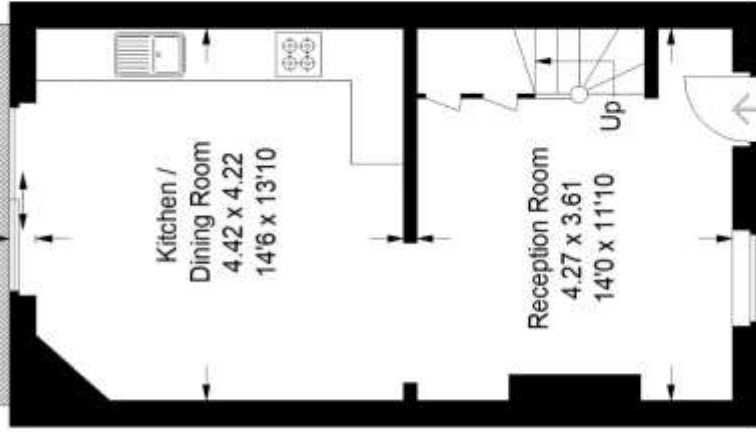
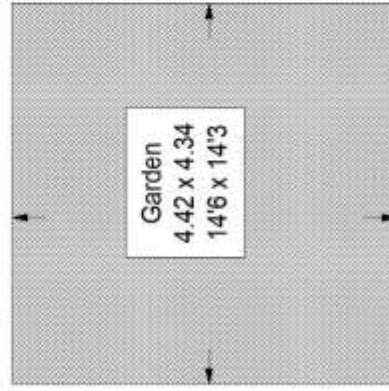
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Approximate Gross Internal Area

Ground Floor = 34.6 sq m / 372 sq ft

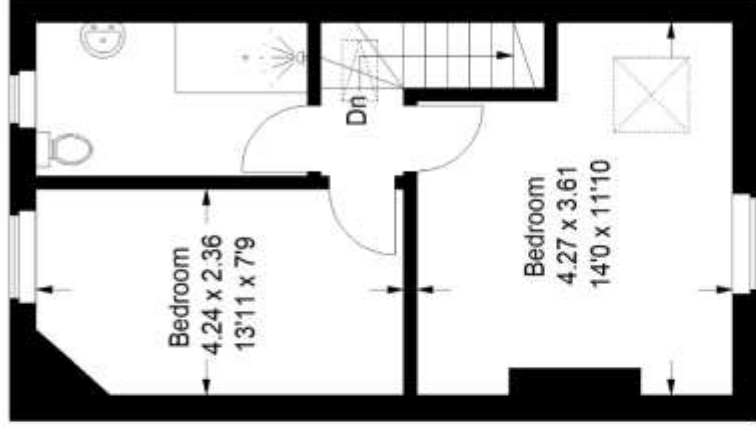
First Floor = 34.1 sq m / 367 sq ft

Total = 68.7 sq m / 739 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0"



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.

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

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