



Claybourne Mews SE19  
£525,000

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# In general

- Split level maisonette
- Three bedrooms
- Stylishly finished throughout
- Opposite Westow Park
- Private entrance
- Parking
- Central location
- Convenient for transport links

# In detail

An exceptionally well presented and much upgraded three bedroom split level maisonette centrally located for the Crystal Palace Triangle.

This light and bright accommodation is accessed via a private entrance and is one of just a few that form this Victorian building. The current owners have spent much time and effort creating an immediately enjoyable space that actually offers the feel of a house.

Highlights include a recently fitted kitchen with plenty of storage, replacement flooring and carpets, a 17ft 6 reception room with double glazed shuttered windows (and a southerly aspect), a downstairs WC, a contemporary brick-tiled bathroom, allocated parking, attic space, and the benefit of an extended lease on completion.

This location is directly opposite Westow Park and moments from a huge array of shopping and dining options of Crystal Palace, as well as proximity to both Gipsy Hill and Crystal Palace rail links.

EPC: D





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		

# Floorplan

## Claybourne Mews, SE19

### Approximate Gross Internal Area

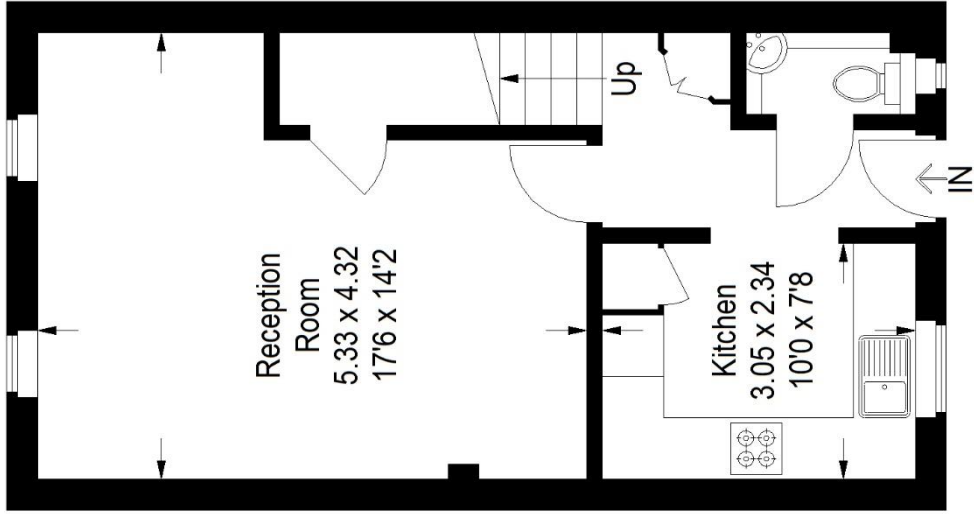
First Floor = 37.4 sq m / 403 sq ft

Second Floor = 37.2 sq m / 400 sq ft

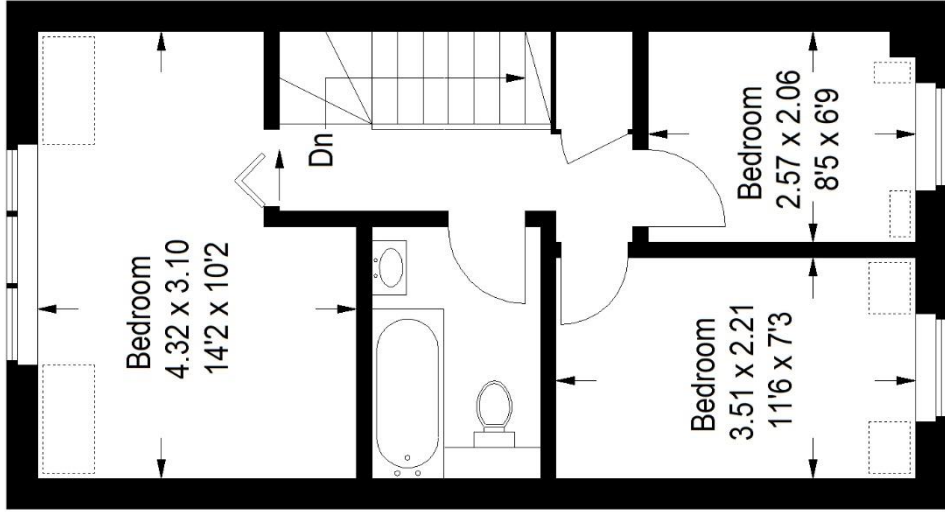
Total = 74.6 sq m / 803 sq ft



 = Reduced headroom below 1.5 m / 5'0"



First Floor



Second 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.

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