



Wakefield Gardens SE19  
Guide £625,000 - £650,000

0208 702 9333  
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# In general

- Three bedrooms
- Popular cul-de-sac location
- In need of cosmetic modernisation
- No onward chain
- Potential for garage conversion (STP)
- Off street parking

# In detail

A three bedroom mid-century townhouse forming a highly sought after cul-de-sac next to Westow Park and available for sale with no onward chain.

The property is in need of cosmetic modernisation and could be a perfect option for a young or growing family seeking a long-term house to make their own.

The accommodation is arranged over three levels and offers the potential for a garage conversion (STP) or remodelling, if desired. Large windows allow for plenty of natural light and there are pleasant elevated views at the rear.

Externally there is off street parking and a low maintenance garden. In addition, there is the use of a communal garden accessed via the neighbouring road.

Wakefield Gardens is a small, community-orientated location that works well for access to central Crystal Palace, as well as Gipsy Hill and Crystal rail links.

Proximity to popular local schools include both Paxton and Rockmount Primaries.

EPC: D | Council Tax Band: E



Score	Energy rating	Current	Potential
92+	A		94   B
81-91	B		
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

# Floorplan

## Wakefield Gardens, SE19

Approximate Gross Internal Area

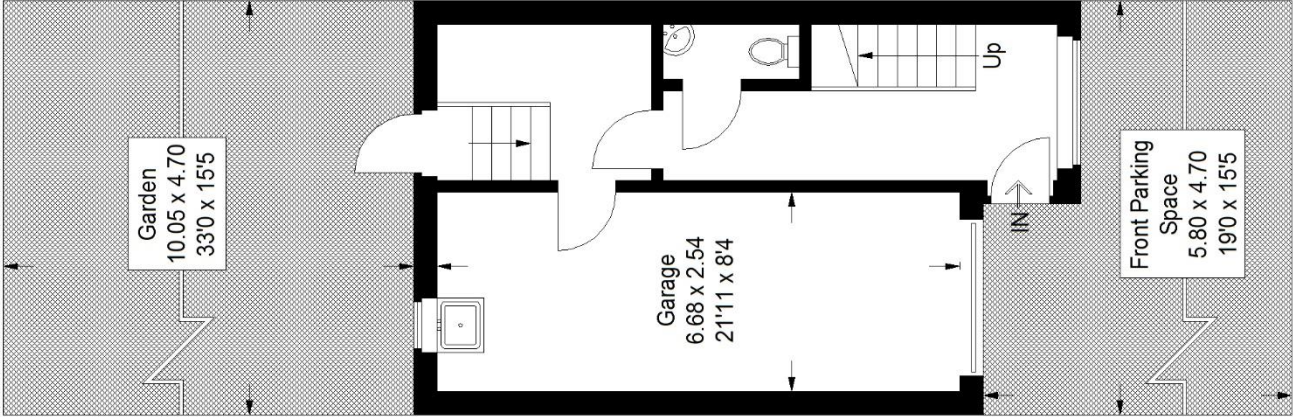
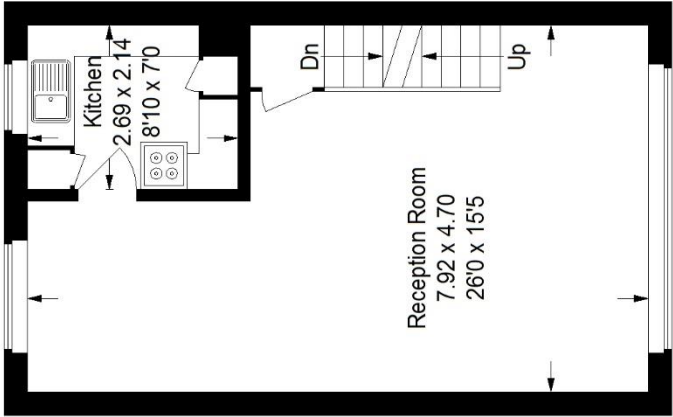
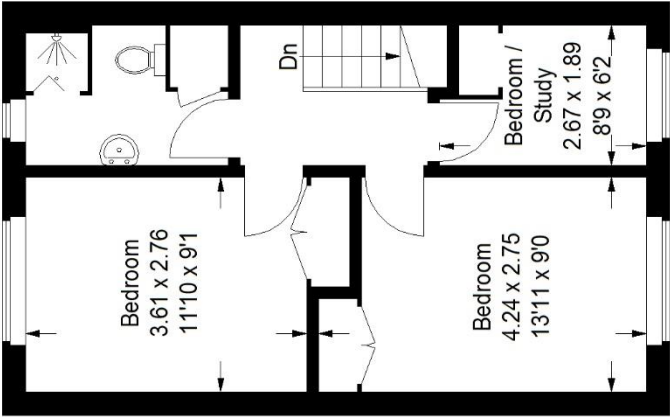
Ground Floor (Including Garage)

34.6 sq m / 372 sq ft

First Floor = 37.4 sq m / 403 sq ft

Top Floor = 37.4 sq m / 403 sq ft

Total = 109.4 sq m / 1178 sq ft



Ground Floor

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.

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