



St Aubyn's Road, SE19  
Offers in excess £525,000

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# In general

- Three bedrooms
- Characterful accommodation
- Well-designed accommodation
- Central location
- Contemporary bathroom
- Convenient for transport links

# In detail

A characterful three bedroom first floor period conversion centrally located in the heart of the Crystal Palace Triangle and available for sale with a complete onward chain.

This light-filled accommodation is an ideal option for a buyer seeking a unique new home and provides an excellent use of space with a premium finish. At the centre of the property is a sociable open-plan kitchen / living / dining area with solid wood surfaces, integrated appliances, and a raised ceiling with sky light. Other notable features include two double bedrooms (with a third that works as a flexible working / sleeping space), fitted storage, and a contemporary bathroom with chevron tiling and coffered lighting.

St Aubyns Road is accessed directly from Westow Hill and is a quiet no-through road enabling immediate access to a wealth of bars, restaurants, and shopping options. Also, convenient access to both Gipsy Hill and Crystal Palace rail links.

A property that should be viewed to be appreciated.

EPC: C | Council Tax Band B | Lease: 118 years remaining | SC: £396.25 | GR: £375.00 | BI: £196.73





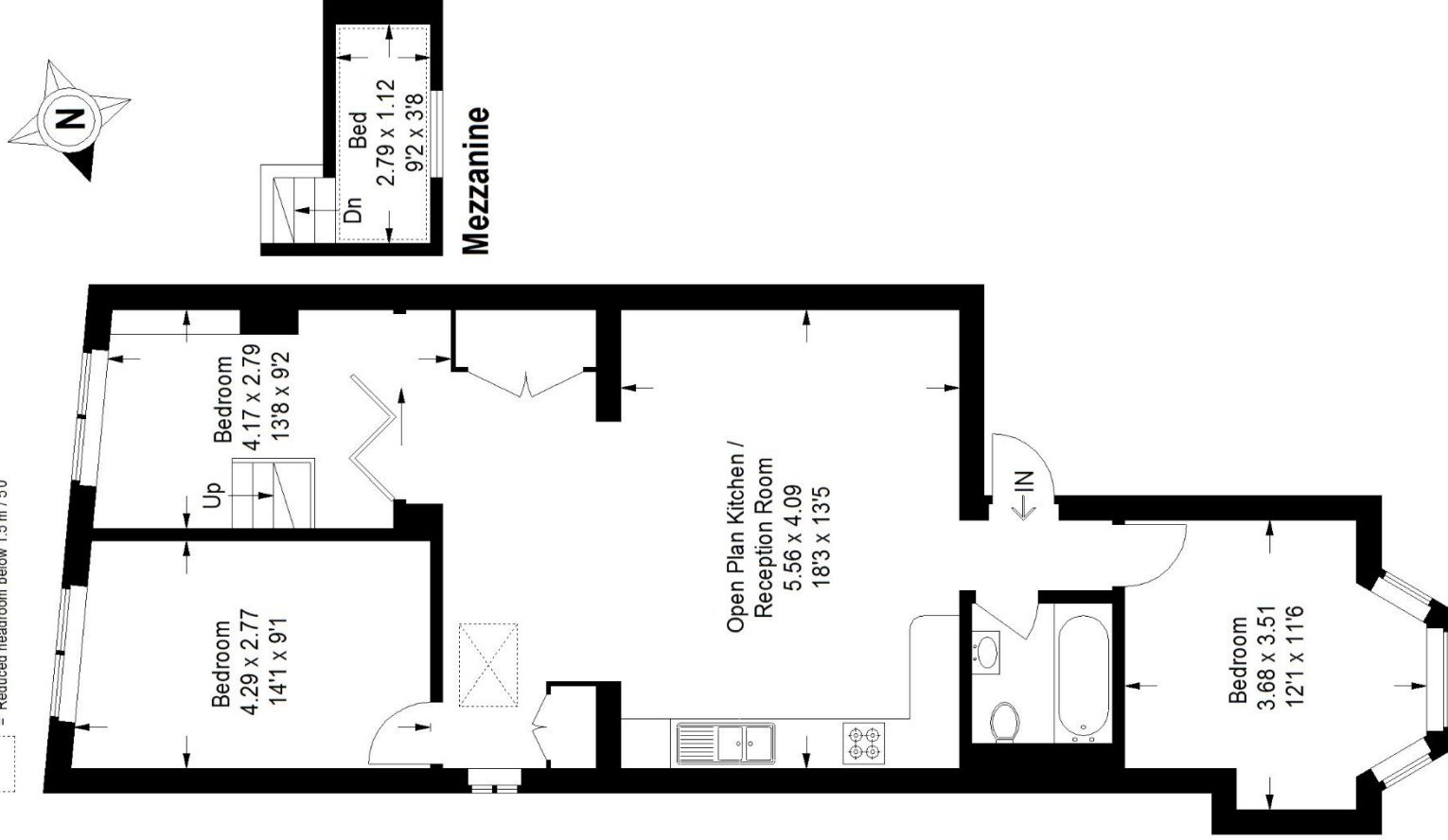
# Floorplan

St Aubyns Road SE19

Approximate Gross Internal Area  
(Excluding Mezzanine)

75.1 sq m / 808 sq ft

 = Reduced headroom below 1.5m / 5'0"



**First Floor**

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