



Highview Road SE19
Guide price £450,000 - £475,000

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In general

- Split level period conversion
- Separate kitchen with breakfast bar
- Private entrance
- Lots of built-in storage
- 21ft double aspect reception room
- Two double bedrooms

In detail

GUIDE £450,000 - £475,000

A light and bright split level period conversion positioned on a highly regarded road moments from central Crystal Palace and Gipsy Hill rail links.

This property is accessed via a private entrance and is arranged over the second and third floors of an attractive detached Victorian building. The accommodation totals 805 sq ft / 74.8 sq m and offers an immediately enjoyable, well proportioned space that could make for an ideal first time purchase. Highlights include a modern separate kitchen with integrated appliances and a breakfast bar, two double bedrooms, under floor heating, a recently replaced boiler, a double aspect 21ft reception room, and a wealth of built-in storage space.

Highview Road is a quiet, residential street nearby Norwood Green and offers ease of access to various bars, restaurants and shopping amenities of the Triangle at the centre of town.



Floorplan

High View Road SE19

Approximate Gross Internal Area

Second Floor = 17.0 sq m / 183 sq ft

Third Floor (Excluding Eaves)

57.8 sq m / 622 sq ft

Total = 74.8 sq m / 805 sq ft



Second Floor

Third 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	71 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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