



Victoria Crescent, SE19
£450,000

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In general

- Ground floor maisonette
- Private outside space
- Central location
- Warm and inviting accommodation
- Eat-in kitchen

In detail

A light and vibrant two double bedroom ground floor maisonette positioned on a sought after cul de sac moments from central Crystal Palace.

This ground floor property is accessed via a private entrance and offers immediately enjoyable accommodation, with the benefit of a share of the freehold and private outside space.

The current owners have made good use of colour and decor to create a warm and inviting home that could make an ideal first purchase. Highlights include a spacious eat-in kitchen with solid wood surfaces, two well proportioned bedrooms, a 15ft reception room, fitted shelving and storage, and double glazing throughout. Externally there is a sunny private patio area which is surrounded by lush greenery.

Victoria Crescent is a highly regarded location primarily served by Gipsy Hill rail station and offers excellent access to a wealth of amenities at the Triangle.

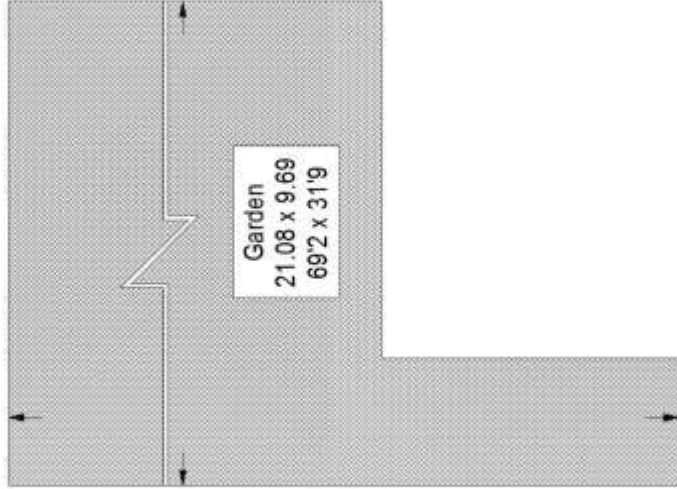
EPC: D | Council Tax Band: C | Lease: 993 years remaining | SC: As & when | BI: £37.40pm



Floorplan

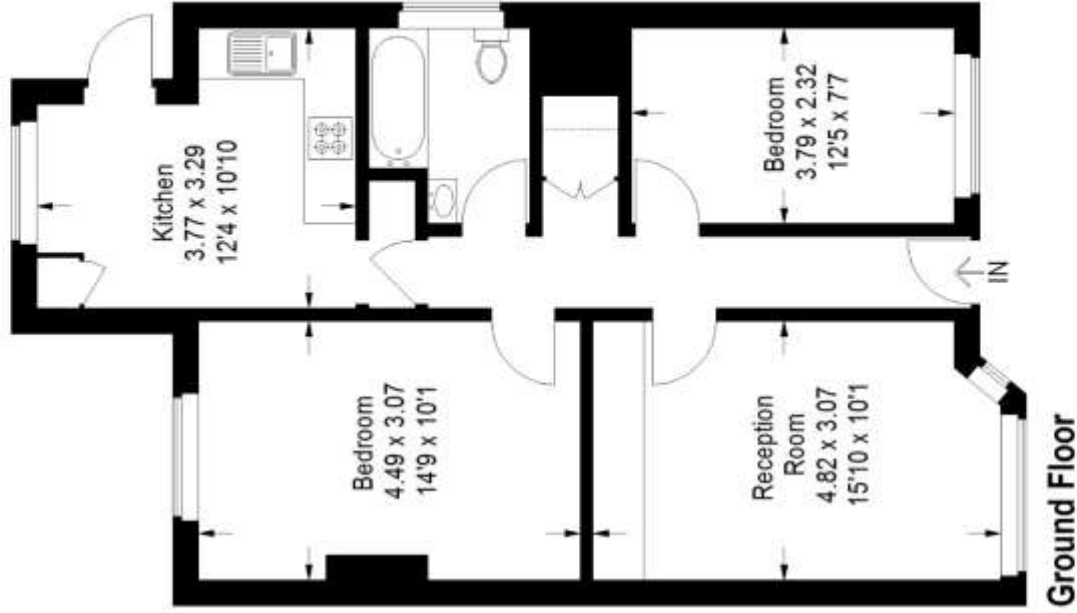
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Approximate Gross Internal Area
64.0 sq m / 689 sq ft



(Not Shown In Actual
Location / Orientation)

 = Reduced headroom below 1.5 m / 5'0"



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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	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

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