



Lansdowne Place SE19
Guide Price £350,000-£375,000

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In general

- Centrally located property
- Generous private roof terrace
- Recently replaced kitchen
- Secure gated development
- Convenient for transport links

In detail

A centrally located contemporary one bedroom apartment forming a secure gated development and benefitting from a generous private roof terrace.

The property has been upgraded and improved by the current owner and could be ideal for those seeking a turn-key new home.

The accommodation includes a recently replaced contemporary kitchen (with integrated appliances) which is socially open-plan to a light and bright living space with fitted storage.

Other points to note include a well proportioned bedroom and neutral decor.

Externally the terrace offers a perfect place to relax on sunny summer days.

This location allows for immediate access to the various bars, restaurants and shopping offerings of the Triangle. Also, convenient for both Gipsy Hill and Crystal Palace rail links.

EPC: C | Council Tax Band: C | Lease: 107 years remaining | SC: £1,167.92 (2021/2022) | GR: £250pa | BI: Included in SC



Floorplan

Lansdowne Place, SE19
Approximate Gross Internal Area
51.7 sq m / 556 sq ft



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.

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		

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