



Victoria Crescent SE19  
£325,000

0208 702 9333  
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# In general

- Quiet but central location
- Ease of access to Gipsy Hill station
- Top floor apartment
- Spacious reception with large skylight
- Two well proportioned bedrooms
- Handy storage / utility space
- Well appointed kitchen
- Modernised bathroom
- Communal garden

# In detail

An exceptionally light and bright second floor Victorian conversion apartment positioned on a highly sought after road moments from Gipsy Hill rail links and the Triangle.

Neutrally decorated throughout and immediately ready for a new owner to enjoy, this well proportioned accommodation offers an excellent arrangement of space nestled at the top of the building.

Highlights include a a 16ft 10 reception room with a large sky light, two well proportioned bedrooms, a modernised and fully tiled bathroom, a well appointed kitchen with a deceptive amount of storage, a generous utility, storage cupboard, a communal garden, and so much more.

Always a popular location for those seeking the best of access to amenities and transport, early internal inspection is advised. No onward chain.

EPC: D | Council Tax Band C | Lease: 142 years remaining | SC: £0 | GR: £0 | BI: £310pa



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		

# Floorplan

Victoria Crescent, SE19

Approximate Gross Internal Area = 62.9 sq m / 677 sq ft



## Second Floor

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