

Essex Mews SE19
£1,150,000

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In general

- Award winning detached eco house
- High specification throughout
- Quiet mews & garden
- Excellent energy efficiency
- Parking with electric charging
- Spacious kitchen / diner
- Generous fitted storage

In detail

A stunning three bedroom detached eco-house forming part of a contemporary mews development in a highly convenient location close to central Crystal Palace.

Completed in 2013, this is one of just three RIBA award winning properties accessed via a private lane and arranged over four levels. The property has been sympathetically extended to a design by the original architects creating a light and airy garden/music room with energy efficient air conditioning unit and gas fire.

There is a high specification finish throughout including solid wood flooring and a smart German-designed kitchen with integrated appliances.

Viewers should be impressed by the ingenious layout which makes the most of the space and creates areas such as a galleried study and, as you would expect, excellent sound and heat insulation.

Other notable features include a highly efficient vented heating system, exposed brick feature walls, a downstairs WC / utility room, an en suite shower room, and a generous amount of fitted storage.

Externally there is a delightfully enclosed rear garden with a westerly aspect, a patio seating area, brick BBQ, side access and shared bike/bin store.

There is good, private off street parking at the front of the house which is ideal for electric charging and ease of loading.

Essex Mews is just off of Central Hill and moments from a wealth of shopping and leisure options at the Triangle, including an Everyman cinema and a variety of independent boutiques and cafes. The weekly food market on Haynes Lane is nearby and is a great place to check out quality offerings from farmers and locals alike.

There are excellent transport links with ease of access to both Gipsy Hill and Crystal Palace stations which operate to Victoria and London Bridge and the East London Line which runs to Shoreditch and Canada Water.

Otherwise, Crystal Palace Park is a wonderful family-friendly, green space which is perfect for long strolls or whiling away time at the café and community space.

The property falls within the catchment for highly regarded nearby schools such as Rockmount and Paxton primaries.

This property could be an entertainer's dream, also an ideal long-term opportunity for a young or growing family.

EPC: C | Council Tax Band G

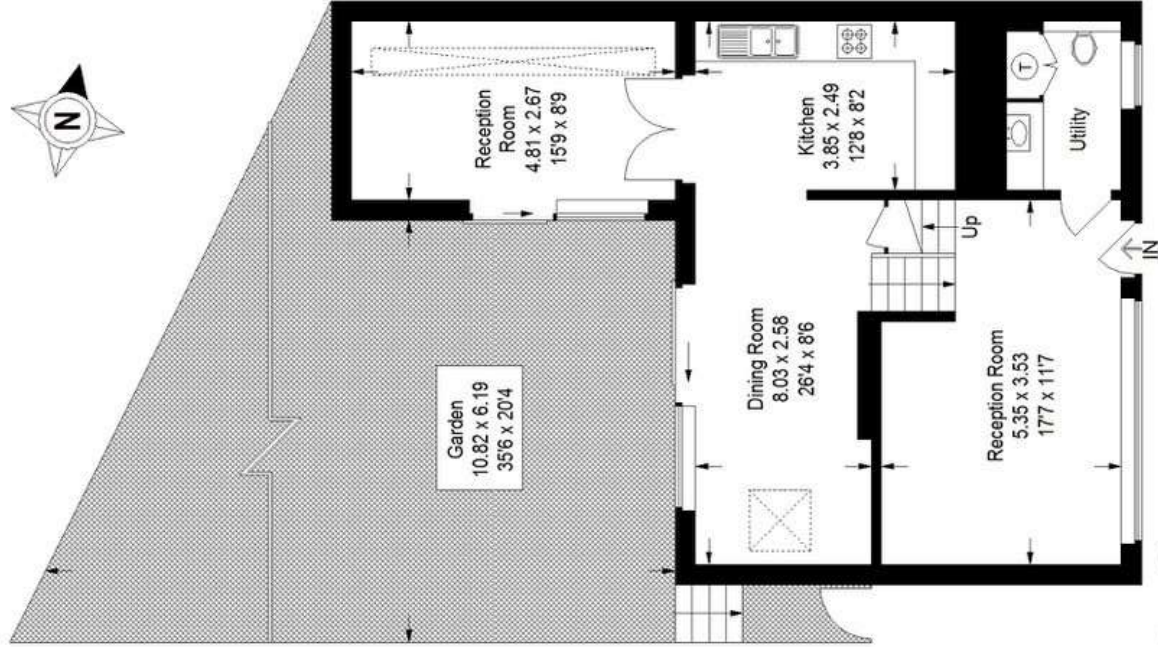


Floorplan

Essex Mews, SE19

Approximate Gross Internal Area
 Ground Floor = 65.0 sq m / 700 sq ft
 Half Landing = 19.8 sq m / 213 sq ft
 First Floor = 22.1 sq m / 238 sq ft
 Top Floor (Excluding Eaves Storage)
 37.4 sq m / 402 sq ft
 Total = 144.3 sq m / 1553 sq ft

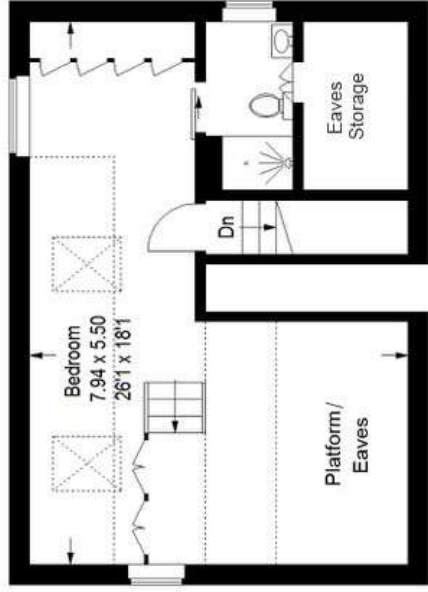
□ = Reduced headroom below 1.5 m / 5'0"



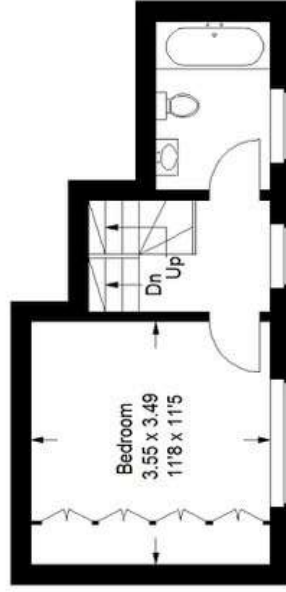
Ground Floor

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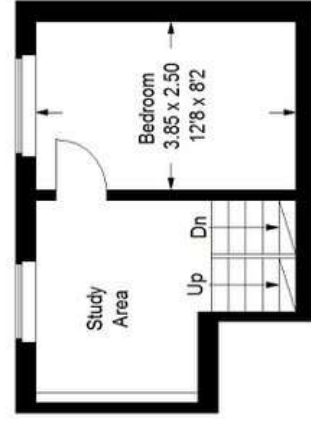
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Top Floor



First Floor



Half Landing