



Church Road SE19  
OIEO £395,000

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# In general

- No onward chain
- Newly refurbished
- Central location
- Nearby transport links
- Light and bright accommodation
- Three bedrooms

# In detail

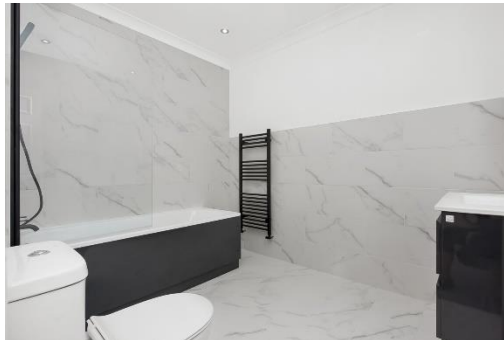
A light, bright and newly refurbished three bedroom top floor period conversion centrally located on the heart of Crystal Palace and available for sale with no onward chain.

This stylishly presented property offers a neutrally decorated blank canvas and could make for an ideal first time or investment purchase for those seeking a conveniently placed opportunity.

Notable points include a brand new separate kitchen, double glazed sash windows, a contemporary bathroom with matt black fittings, and platinum grey carpet throughout.

Church Road offers immediate access to bars, restaurants and shopping options of The Triangle, also Gipsy Hill and Crystal Palace station.

EPC: D | Council Tax Band C | Lease: 125 years remaining | SC N/A | GR: Peppercorn



# Floorplan

## Church Road, SE19

Approximate Gross Internal Area  
61.9 sq m / 666 sq ft



## Second Floor

 = Reduced headroom below 1.5 m / 5'0

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

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