



Camden Hill Road SE19  
£359,995

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# In general

- Ground floor
- Period conversion
- Share of freehold
- Direct access to private garden
- No onward chain
- Ideally located for transport links

# In detail

A centrally positioned one bedroom Victorian conversion flat with direct access to private garden, available for sale with no onward chain.

This ground floor property benefits from a 21ft 2 reception room, modern bathroom, separate kitchen, direct access to private garden, and a share of the freehold.

Located moments away from the Crystal Palace Triangle boasting an array of boutique shops, bars and eateries.

Additionally the property is conveniently located for Crystal Palace station offering mainline connections into London Victoria & London Bridge and the Overground Line to Canada Water.

In our opinion, this property could make a great first time or investment purchase.

EPC D | Council Tax Band D | Lease: TBC | SC: TBC | GR: TBC | BI: TBC

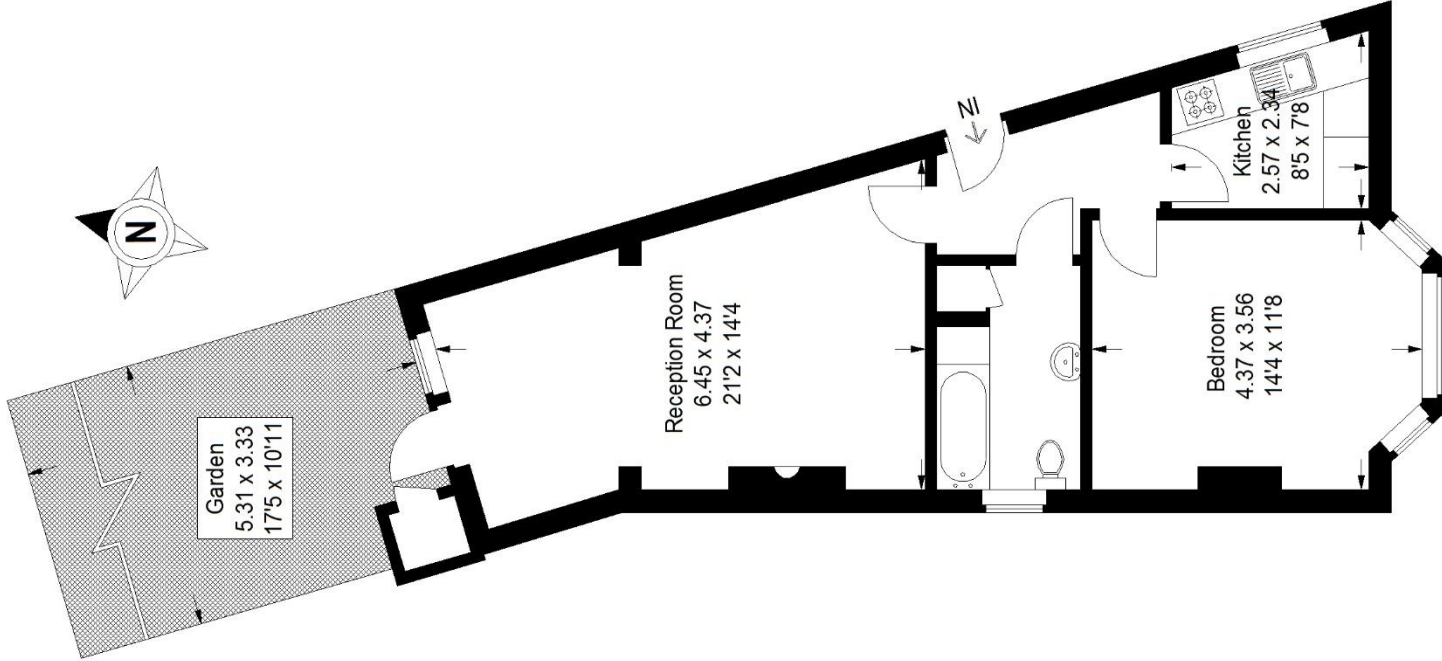




# Floorplan

Camden Hill Road SE19

Approximate Gross Internal Area  
54.1 sq m / 582 sq ft



## Ground Floor

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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	65   D	76   C
39-54	E		
21-38	F		
1-20	G		

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