



Church Road SE19  
£389,000

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# In general

- Split level conversion
- Newly refurbished
- No onward chain
- Central location
- Three bedrooms
- En suite bathroom

# In detail

A newly refurbished three bedroom split level period conversion centrally located for transport links and amenities.

This generous accommodation totals 836 sq ft / 77.7 sq m and offers flexible living space with a separate shower room and an en suite bathroom. Brief highlights include a 17 ft 3 sociable open-plan kitchen / reception room with large sash windows and a southerly aspect, a new lease, fresh neutral decor, and no onward chain.

This section of Church Road forms part of the Crystal Palace Triangle and benefits from a wealth of shopping and leisure amenities on the doorstep. Also, ease of access to both Crystal Palace and Gipsy Hill rail links.

A must see property.

EPC: C



# Floorplan

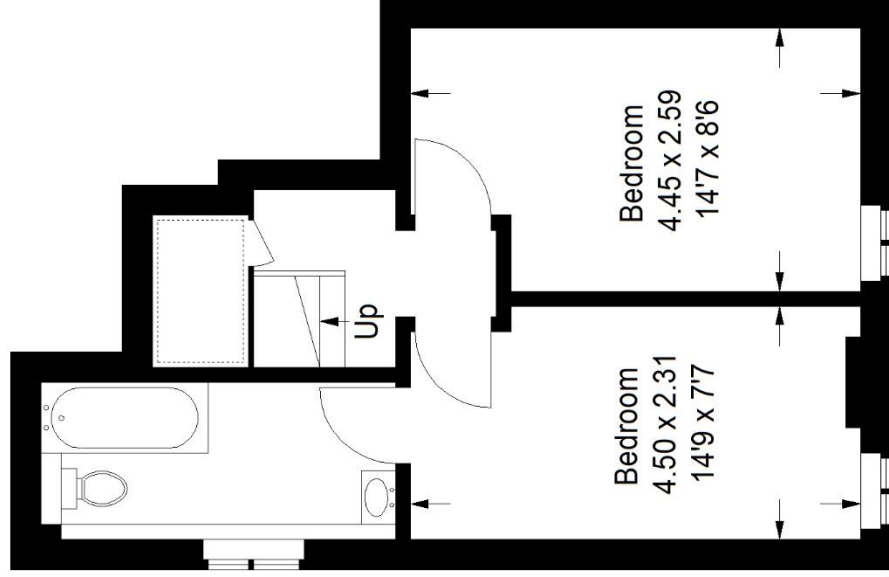
## Church Road, SE19

Approximate Gross Internal Area

Below Ground Floor = 32.7 sq m / 352 sq ft

Ground Floor = 45.0 sq m / 484 sq ft

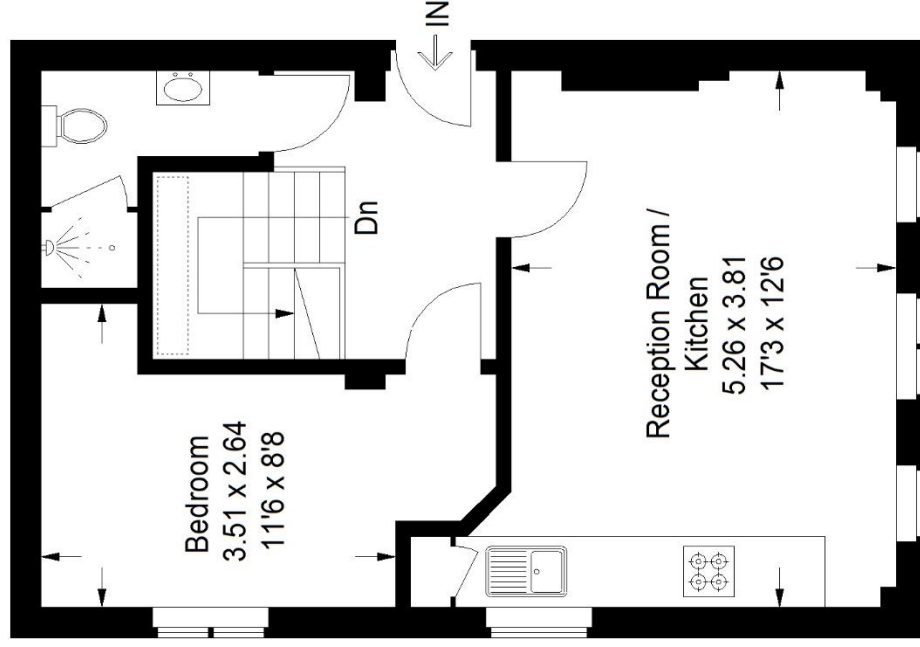
Total = 77.7 sq m / 836 sq ft



Below

Ground Floor

 = 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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