



Victoria Crescent SE19
£450,000

0208 702 9333
pedderproperty.com

pedder



In general

- A share of the freehold
- Large private rear garden
- Private entrance
- Two double bedrooms
- Attic storage space
- Eat-in kitchen
- Close to transport links

In detail

A spacious two double bedroom first floor maisonette positioned on a highly sought after, quiet road and benefitting from a large private rear garden.

This light and bright property is offered for sale with the benefit of a share of the freehold, and could make for an ideal first purchase.

Other notable features include a private entrance, a generous double aspect kitchen / diner, fitted bedroom storage, a recently fitted bathroom with a separate walk-in shower, and access to attic space.

The 78ft rear garden is surrounded by lush greenery and includes a raised decked seating area and a variety of mature planting.

Victoria Crescent is a pleasant no through road and works very well for access to Gipsy Hill station and a variety of leisure and shopping options at the Crystal Palace Triangle.

EPC: D



Floorplan

Victoria Crescent, SE19

Approximate Gross Internal Area

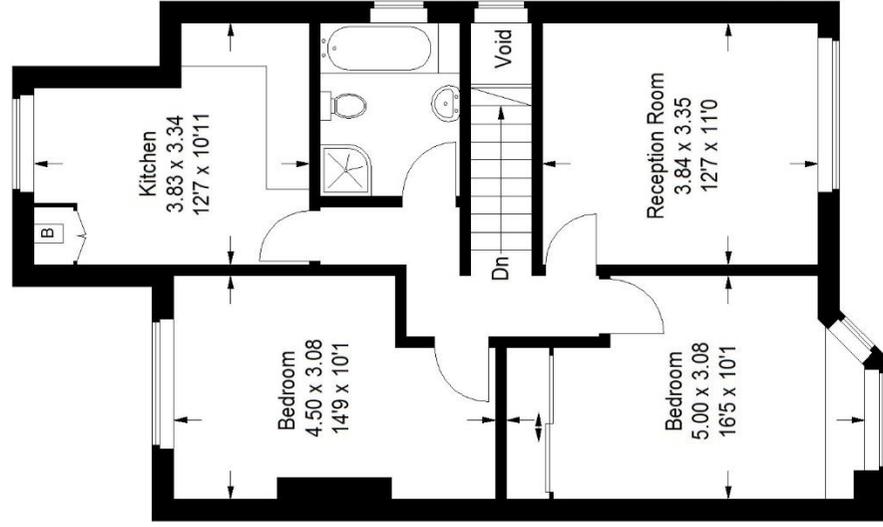
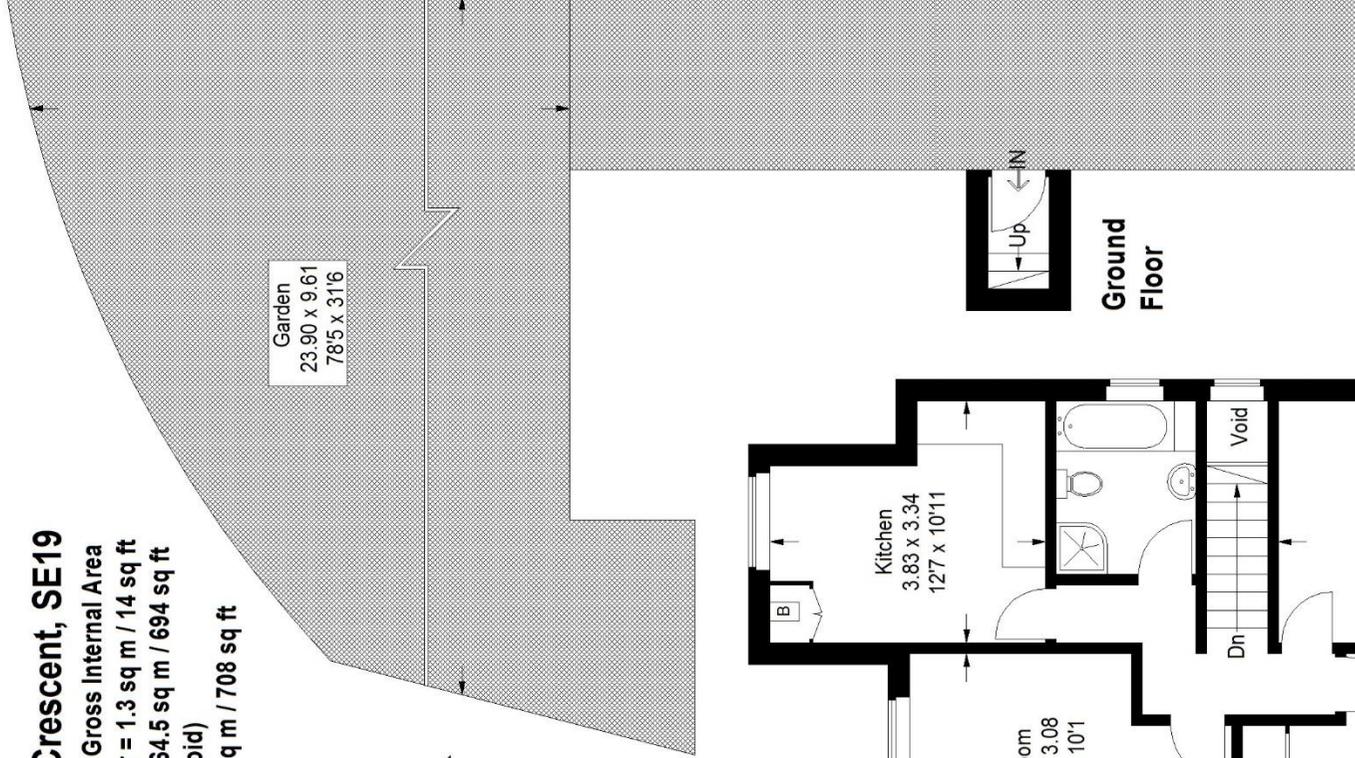
Ground Floor = 1.3 sq m / 14 sq ft

First Floor = 64.5 sq m / 694 sq ft

(Excluding Void)

Total = 65.8 sq m / 708 sq ft

Garden
23.90 x 9.61
78'5" x 31'6"



First Floor

Copyright www.pedderproperty.com © 2021
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		
55-68	D	61 D	73 C
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.