



Auckland Road, SE19  
£250,000

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# In general

- Light and bright accommodation
- Long lease
- Kitchen with breakfast bar
- Garage
- Tree-lined location
- Nearby parkland

# In detail

A fabulously light, bright and well presented one apartment positioned on a popular tree-lined road in Crystal Palace.

The property forms part of a small low-rise purpose built development which are often popular with first time and investor buyers alike. Highlights include a well equipped kitchen with a sociable sit-up bar, neutral decoration, a contemporary fully tiled shower room, gas central heating, double glazing, fitted storage, and 948 years outstanding lease.

Externally there is a private garage en-bloc and exceptionally well maintained mature common grounds.

Auckland Road is primarily served by both Crystal Palace and Norwood Junction rail links and is nearby Norwood Park and Lakes and central Crystal Palace.

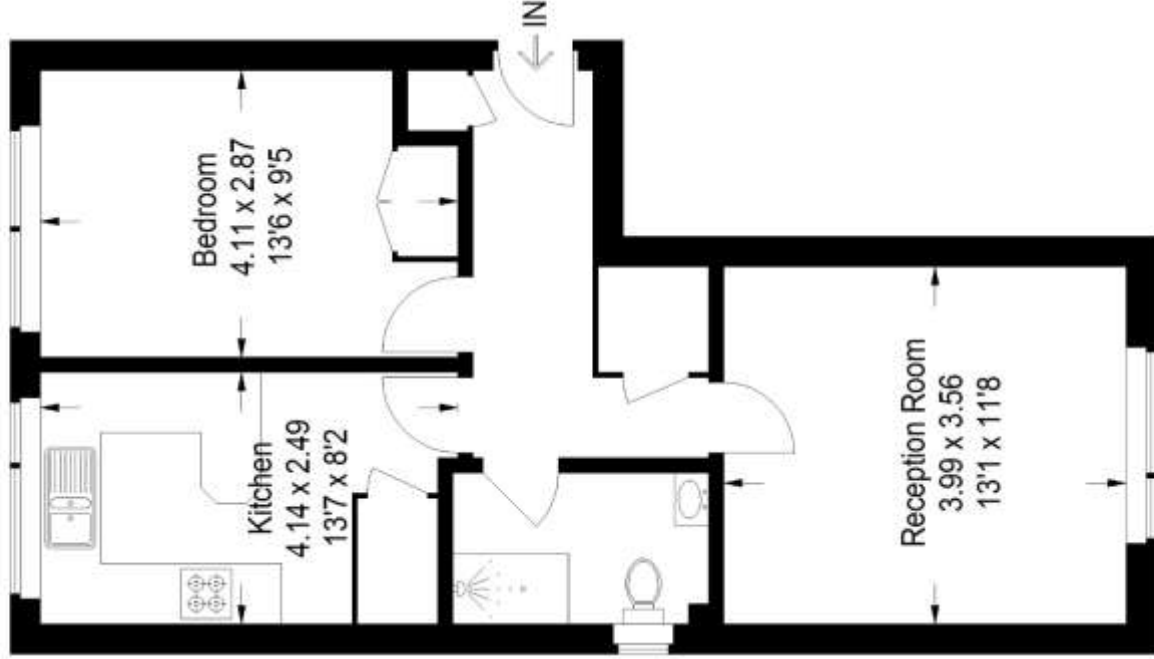
EPC: D | Council Tax Band B | Lease: 948 years remaining | SC: £178.75 Per Quarter | GR: £400 (Paid in Service Charge) | BI: £329.62 for the year



# Floorplan

**Auckland Road, SE19**

Approximate Gross Internal Area  
49.2 sq m / 530 sq ft



## Basement

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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
82+	A		
61-81	B		
65-60	C		
35-64	D	57   B	77   C
20-54	E		
2-34	F		
1-32	G		

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