



Belvedere Road SE19
Guide Price £325,000-£340,000

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In general

- Beautifully finished ground floor conversion
- A share of the freehold
- Highly regarded road
- Communal rear garden
- Immediately enjoyable space

In detail

A warm and inviting one bedroom ground floor period conversion positioned on a prime road, well placed for central Crystal Palace and transport links.

The accommodation is accessed via a private entrance and has been beautifully styled by the current owner to offer an immediately enjoyable space. Highlights include replacement solid wood flooring, a separate kitchen, a light and bright bay window, wooden sash windows, a share of the freehold, and fresh contemporary decor throughout. Externally there is a large communal rear garden which offers a pleasant retreat on sunny days.

Belvedere Road is highly regarded for near immediate access to a wealth of shopping and leisure options at the Triangle, as well as Crystal Palace station.

EPC: D | Council Tax Band B | Lease: 998 years remaining | SC: £2,000pa | GR:£0 | BI: Included in service charge



Floorplan

South view court, SE19

Approximate Gross Internal Area

44.6 sq m / 480 sq ft



Ground Floor

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Score	Energy rating	Current	Potential
62+	A		
55-61	B		
49-54	C		
44-48	D	67 D	78 E
39-43	E		
34-38	F		
1-33	G		

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