



Waldegrave Road, SE19
Guide Price £600,000-£625,000

0208 702 9333
pedderproperty.com

pedder



In general

- Four double bedrooms
- 166.1 sq m / 1788 sq ft
- No onward chain
- Split level
- Ideally located for amenities and transport links

In detail

A light, bright, and spacious four bedroom split level conversion available for sale with no onward chain, ideally located for the local amenities of the Crystal Palace Triangle.

This well presented period conversion boasts an unusually large 166.1 sq m / 1788 sq ft of internal space and is arranged over three levels comprising a 19'10 reception room, an eat in kitchen with integrated appliances, four double bedrooms (one en suite), a modern family bathroom, and a ground floor WC.

Further benefits include period features, sash windows and no onward chain.

Waldegrave road is well placed for a host of amenities, including Crystal Palace Park and The Triangle, offering an array of boutique shops, bars and eateries. This location also enables ease of access to four mainline rail stations, including both London Overground and Southern Rail services providing links into London Victoria and London Bridge.

EPC: E | Council Tax Band: D | Lease: 121 years remaining | SC: as and when | GR: £350pa



Floorplan

Waldegrave Road, SE19

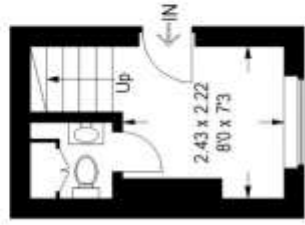
Approximate Gross Internal Area

Ground Floor = 9.0 sq m / 97 sq ft

First Floor = 83.4 sq m / 898 sq ft

Top Floor = 73.7 sq m / 793 sq ft

Total = 166.1 sq m / 1788 sq ft

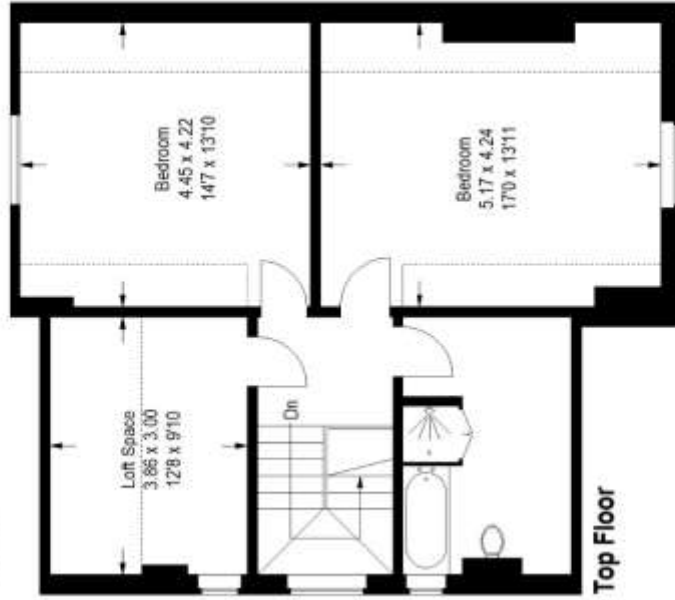


Ground Floor



First Floor

□ Reduced headroom below 1.5 m / 5'0



Top Floor

Copyright www.pedderproperty.com © 2023

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		64 D
39-54	E	49 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.