



Camden Hill Road SE19
£425,000

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In general

- Private courtyard garden
- Long lease
- High ceilings
- Central location
- Close to transport links

In detail

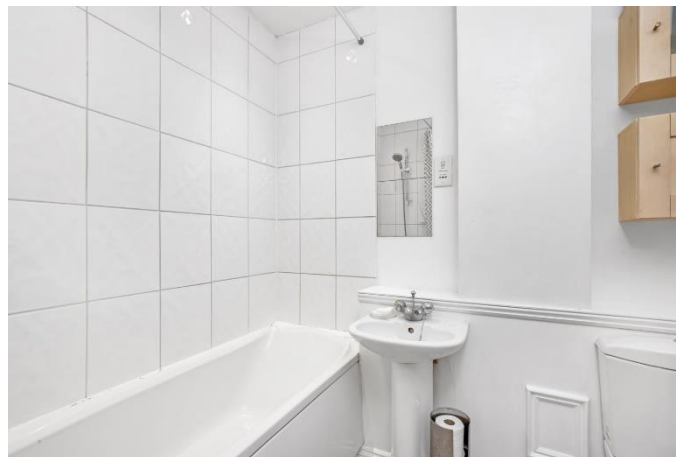
A well appointed two double bedroom hall floor period conversion positioned on one the most highly regarded roads in Crystal Palace, moments from the Triangle and well placed for both Gipsy Hill and Crystal Palace rail links.

The property boasts two double bedrooms, private front garden and direct access to a rear private courtyard garden which is ideal for relaxing in summer months.

Other noteworthy points include a long lease, high ceilings, sash windows, storage, a cellar, and characterful split level accommodation.

A perfect offering for those seeking immediate access to a wealth of shopping and leisure facilities on the doorstep, also a number of easily walk-able transport options.

EPC: D



Floorplan

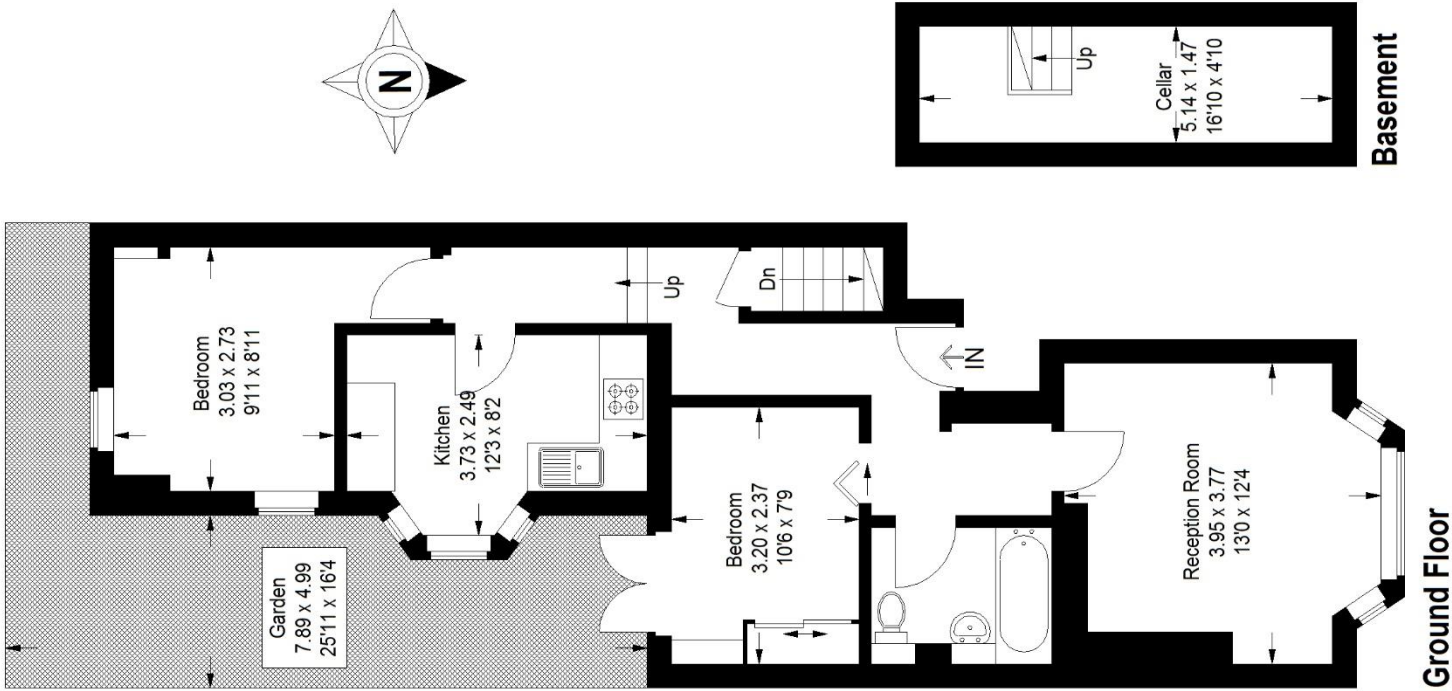
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Approximate Gross Internal Area

Basement = 7.5 sq m / 81 sq ft

Ground Floor = 57.8 sq m / 622 sq ft

Total = 65.3 sq m / 703 sq ft



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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.

Ground Floor

Basement

Energy Efficiency Rating

Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Current	Potential
61	73

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