



Charleville Circus SE26
OIEO £425,000

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In general

- Light filled, beautifully presented period conversion
- Two spacious bedrooms
- Generous reception with period features
- Beautifully presented communal areas
- Private west facing garden
- Great built-in storage
- Charming residential road
- Moments from Crystal Palace Park
- Great transport links
- Being sold as chain free

In detail

A light filled, characterful two bedroom conversion with private west facing garden, forming part of a handsome Victorian building and positioned on a charming, residential road close to Crystal Palace Park.

Occupying the first floor, this airy home enjoys period features, wonderfully high ceilings throughout, large sash windows and a beautiful fireplace with marble surround. Comprising a generous reception with space to lounge and dine and wonderful open green views, a modern fitted kitchen, master bedroom with a wall of fitted wardrobes, a second bedroom with overhead storage and a contemporary, family bathroom.

To the rear, the property also benefits from a private section of garden which is surrounded by established trees, making this a tranquil and secluded retreat, perfect for relaxing or entertaining.

Charleville Circus consists of properties built circa 1880's, round in design and set between Westwood Hill and Crystal Palace Park Road. This highly sought after location enables multiple transport options including Sydenham Station with rail links to central London, London Bridge and Canary Wharf via Overground and National rail, Penge East and West, Anerley and Crystal Palace rail, as well as easy access to several bus routes.

The area boasts an array of bars, restaurants, leisure and shopping facilities at nearby Sydenham and at the Crystal Palace Triangle.

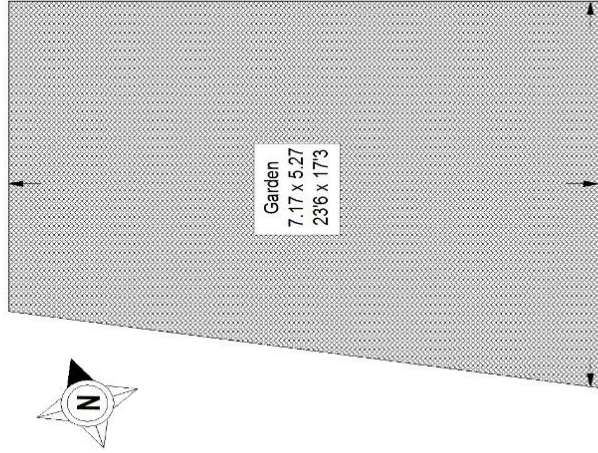
EPC: C | Council Tax Band B | Lease: 102 years remaining | SC: £1,000PA | GR: £140PA



Floorplan

Charleville Circus, SE26

Approximate Gross Internal Area
54.4 sq m / 586 sq ft



Ground Floor
(Not Shown In Actual
Location / Orientation)



First Floor

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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
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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