



Waldegrave Road SE19
OIEO £315,000

0208 702 9333
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In general

- Private outside space
- No onward chain
- Central location
- Fresh, neutral décor
- Separate storage room
- Private entrance

In detail

A centrally located one bedroom garden flat positioned nearby Crystal Palace rail links and available for sale with no onward chain.

This fresh, neutrally decorated property is accessed via a private entrance and has been completed to a high standard throughout - ideal for a hassle-free first time or investment purchase.

The property offers the benefit of a share of the freehold and lots of fitted storage including a separate store room outside of the accommodation.

Other notable features include a sociable open-plan kitchen with integrated appliances, solid wood flooring, and a contemporary shower room.

Externally there is a neat, decked and low maintenance garden space.

Waldegrave Road works well for a wealth of shopping and leisure options on the doorstep and the Triangle, also Crystal Palace Park and a variety of transport links.

EPC: C | Council Tax Band: B | Lease: 989 years remaining | SC £262.02pm | GR: £25pa Incl in SC | BI: Included in SC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

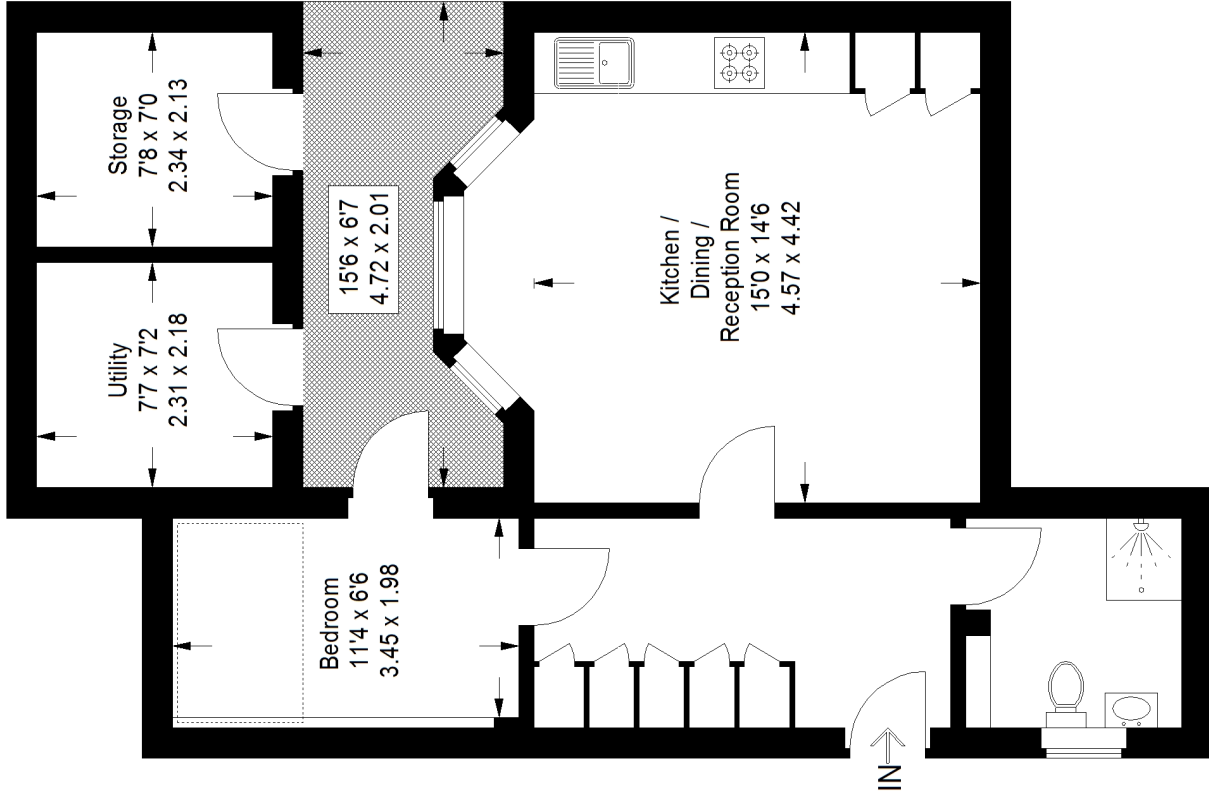
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Approximate Gross Internal Area


Lower Ground Floor = 43.6 sq m / 469 sq ft

Outbuilding = 10.8 sq m / 116 sq ft

Total = 54.4 sq m / 585 sq ft



Lower Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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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.

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