



Gatstone Road SE19  
£535,000

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# In general

- Unique and characterful property
- High quality finish and fittings
- Private entrance
- A sunny balcony with elevated views
- A share of the freehold
- Lots of fitted storage
- Under floor heating
- Shared communal garden
- Central location

# In detail

A simply stunning two bedroom first floor period conversion centrally located for the Crystal Palace Triangle and rail links.

The property forms part of a charming Victorian build has been decoratively reimagined by the current owners to offer a characterful and unique space that could be ideal for a buyer seeking something less ordinary. Each upgrade has been thoughtfully considered, from handmade door handles to high quality engineered wood flooring, this warm and inviting space is a comfortable and well proportioned option.

Noteworthy points include under floor heating, a private entrance, a large principle bedroom with bespoke fitted wardrobes and recently fitted French doors to a balcony, a sociable open-plan kitchen, replacement windows, a share of the freehold, and a light and bright living space. The bathroom is a visual treat and includes custom herringbone aquamarine tiling, a copper sink and fittings, and a rainfall shower.

The balcony benefits from a southerly aspect and pleasant elevated views of the area and beyond, whilst a well maintained shared communal garden is available to enjoy on sunny summer days.

Gatestone Road forms part of a protected conservation area and is moments from a wealth of shopping and leisure options at the Triangle, including an Everyman cinema and a variety of independent boutiques and cafes.

The weekly food market on Haynes Lane is nearby and is a great place to check out quality offerings from farmers and locals alike.

If transport links are important, there is ease of access to both Gipsy Hill and Crystal Palace stations which operate to Victoria and London Bridge, also the East London Line which runs to Shoreditch and Canada Water.

Otherwise, Crystal Palace Park is a fantastic large, green space which is perfect for long strolls or whiling away time at the cafe.

EPC: D | Council Tax Band: C | Lease: 993 years remaining | SC: £75pcm | GR: N/A | BI: Incl in SC



# Floorplan

## Gatestone Road, SE19

Approximate Gross Internal Area

68.4 sq m / 736 sq ft



**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		
55-68	D	68   D	60   C
39-54	E		
21-38	F		
1-20	G		

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