



Church Road, SE19
£375,000

0208 702 9333
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In general

- Split level conversion
- Two double bedrooms
- Newly refurbished
- No onward chain
- Bathroom and separate shower room
- Central location
- 896 sq ft / 83.3 sq m

In detail

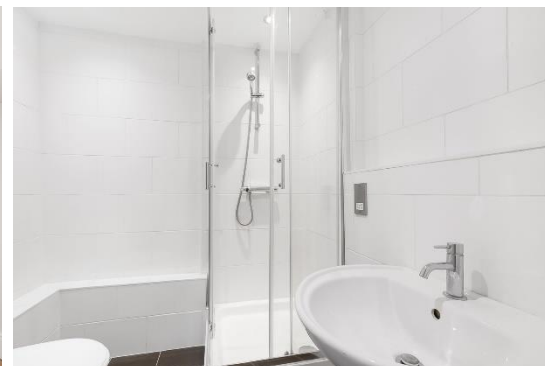
A newly refurbished two double bedroom split level period conversion centrally located and affording ease of access to transport links and a wealth of amenities.

This well proportioned property (896 sq ft / 83.3 sq m) offers a light and bright living space and a sociable open-plan kitchen which is ideal for entertaining.

Other highlights include a newly refurbished bathroom, an separate shower room, fresh, neutral décor throughout, no onward chain, and a new long lease.

This location works well rail links at both Gipsy Hill and Crystal Palace, the park, and immediate access to independent shopping and leisure options at the Triangle.

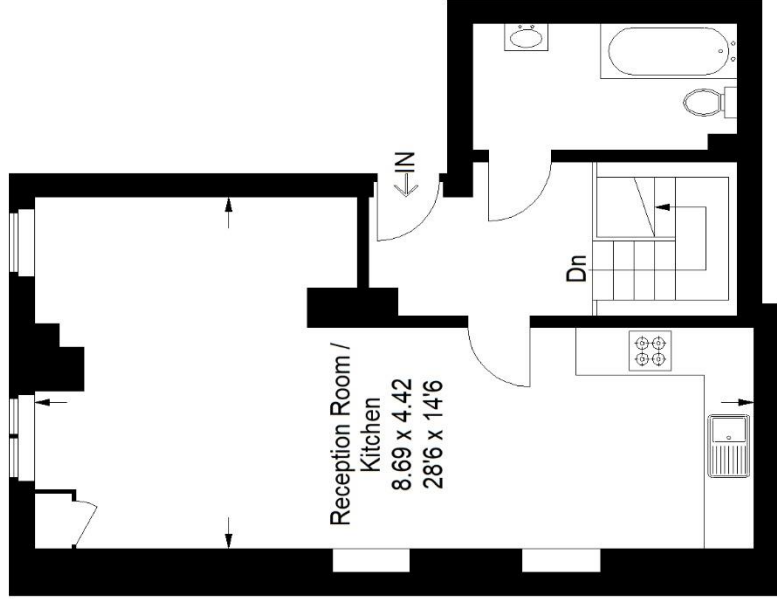
EPC: C | Council Tax Band: C | Lease: TBC years remaining | SC: £2,000 | GR: £50 | BI: £500



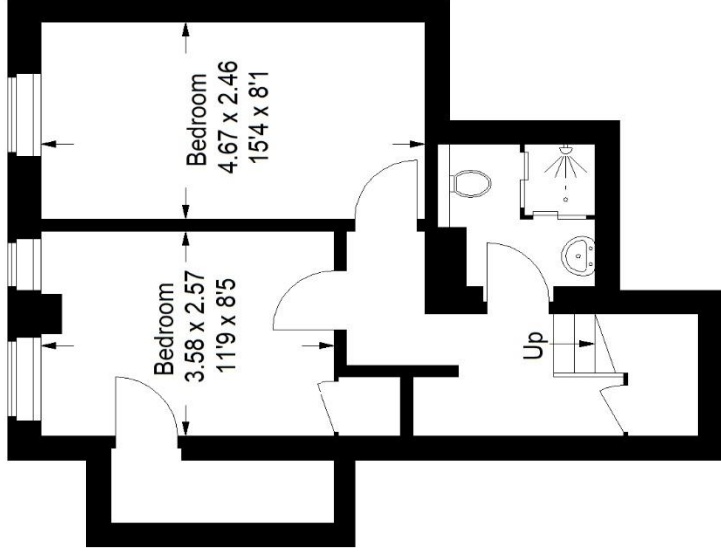
Floorplan

Church Road, SE19

Approximate Gross Internal Area
83.3 sq m / 896 sq ft



Ground Floor



Lower Ground 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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		

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