



Ellery Road, SE19
Offers in excess £400,000

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In general

- 892 sq ft / 82.9 sq m
- No onward chain
- Private entrance
- Garage
- Two double bedrooms
- Lots of fitted storage
- Quiet cul de sac

In detail

A spacious two double bedroom split level maisonette forming part of a small quiet cul de sac in Crystal Palace.

The accommodation is accessed via a private entrance and totals 892 sq ft / 82.9 sq m arranged over three levels with large windows which allow for lots of natural light. Highlights include a 19ft 3 reception room with a sunny southerly aspect, two double bedrooms with ample fitted storage, a sizeable separate kitchen, a four piece bathroom with a separate walk-in shower, and replacement solid wood flooring. Externally there is a separate garage en bloc.

Ellery Road is positioned just off of Harold Road and is primarily served by both Gipsy Hill and Crystal Palace rail links. Also, conveniently placed for a wide of variety of shopping and leisure options at the Triangle.

No onward chain.

EPC: D | Council Tax Band: C | Lease: 89 years remaining | SC: As & When | GR: £200 | BI: N/A



Floorplan

Ellery Road, SE19

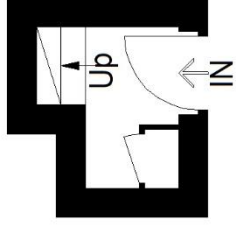
Approximate Gross Internal Area

Ground Floor = 2.1 sq m / 22 sq ft

First Floor = 41.3 sq m / 445 sq ft

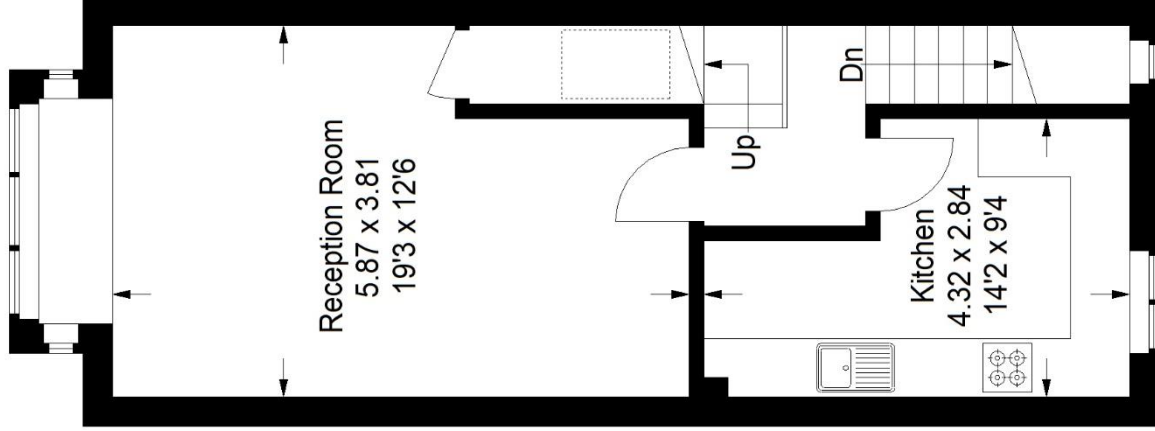
Second Floor = 39.5 sq m / 425 sq ft

Total = 82.9 sq m / 892 sq ft

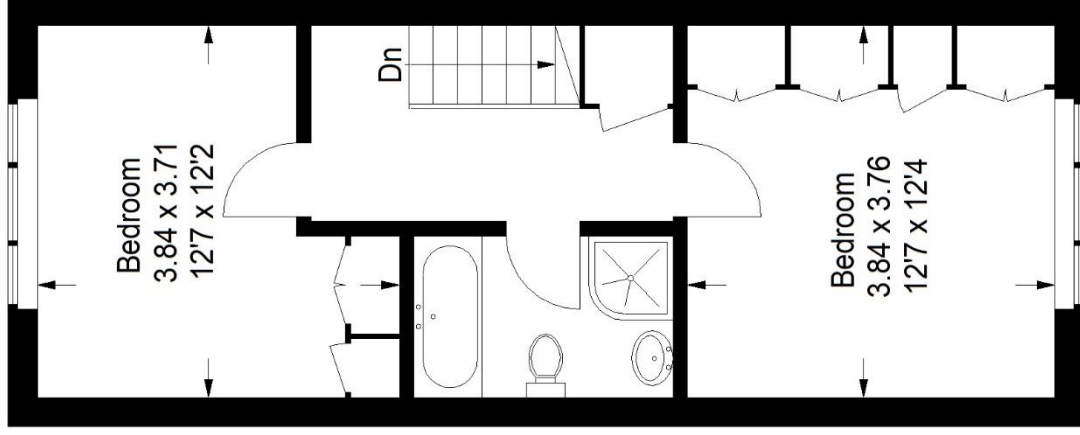


 = Reduced headroom below 1.5 m / 5'0"

Ground Floor



First Floor



Second 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	65 D	76 C
39-54	E		
21-38	F		
1-20	G		

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