



Church Road SE19

Guide Price £300,000-£325,000

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In general

- No onward chain
- Private entrance
- Large communal rear garden
- Central location
- High standard of finish

In detail

A pristinely presented one bedroom ground floor property located close to central Crystal Palace and available for sale with no onward chain.

This smart and contemporary apartment was completed just five years ago as a new build and has been finished to an extremely high standard, offering a hassle-free and ideal first purchase.

The accommodation is accessed via a private entrance and boasts solid wood flooring and fresh neutral décor throughout.

A sociable open-plan kitchen includes granite surfaces and premium integrated appliances, whilst the property also benefits from a share of the freehold and remaining new homes warrantee.

Externally there is a communal storage shed, and a large well maintained garden.

Church Road is served by both Gipsy Hill and Crystal Palace rail links and is conveniently placed for a variety of amenities at the Triangle which is just at the end of the road.

An immediately enjoyable home that should be viewed to be appreciated.

EPC: C | Council Tax Band: B | Lease: 998 years remaining | SC: £1,450 | GR: £0 | BI: incl in SC



Floorplan

Church Road, SE19

Approximate Gross Internal Area
45.1 sq m / 485 sq ft



Basement

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

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