



Auckland Road, SE19
Offers over £425,000

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In general

- Long leasehold
- No onward chain
- Spacious accommodation
- Pleasant elevated views
- Garage en bloc
- Small low-rise development
- Excellent location
- Two double bedrooms

In detail

A spacious two bedroom bedroom second floor purpose built apartment forming part of a low-rise development moments from Crystal Palace rail links.

This light and airy property is one of six in this well presented and maintained 1962 build. The L-shaped reception extends to 17.8ft, providing ample light and defined living and dining areas. The kitchen boasts plenty of preparation and storage space, and a serving hatch which is an original feature, coming in handy when socialising at home.

Both bedrooms face South-East, enabling that rare sight in most London's neighbourhoods - A beautiful full sunrise. After which there's the pretty elevated green views to enjoy, overlooking allotments and beyond that to the Kent and Surrey Weald. The bathroom is neutral, neatly tiled with white sanitary ware. There's plenty of fitted storage, plus private attic storage. Out back is your own lockable garage en bloc, and neatly manicured communal lawns to the front and rear. There's a long leasehold in which to enjoy it all.

Normanhurst is situated at the more desired end of Auckland Road, only moments from historic and much sought after Fox Hill. A short stroll takes you to the Triangle - Crystal Palace's thriving heart of independent cafes, bars, pubs, restaurants and shops. In 2018 the original art deco cinema became an Everyman. The much-publicised Chatsworth Bakehouse is also within close proximity from the property.

Crystal Palace rail station within walking distance, with excellent connections. London Victoria and London Bridge are served, plus Overground service with Elizabeth line interchange at Whitechapel. Or for a more relaxed pace, the 200 acres of Crystal Palace park is just a few steps beyond the station.

No onward chain.

EPC: D | Council Tax Band: C | Lease: 150+ years remaining | SC: £1,100 | GR: £193 | BI: £600



Floorplan

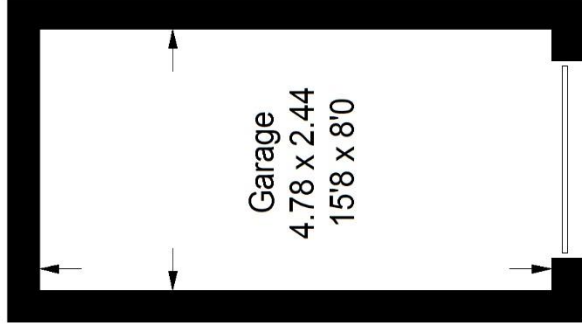
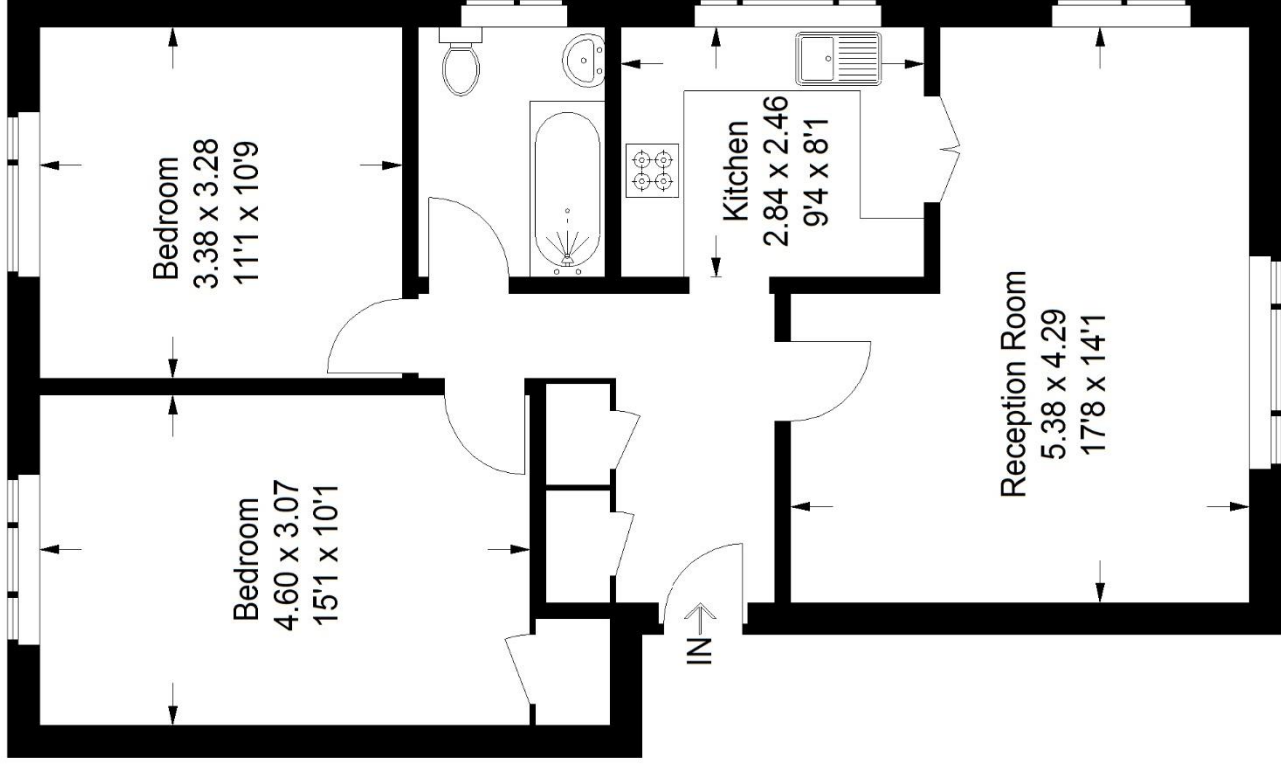
Normanhurst, SE19

Approximate Gross Internal Area

67.6 sq m / 728 sq ft

Garage = 11.9 sq m / 128 sq ft

Total = 79.5 sq m / 856 sq ft



Garage

(Not Shown In Actual Location / Orientation)

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		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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