



Church Road, SE19
£475,000

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In general

- 966 sq ft / 89.8 sq m
- Central location
- High ceilings and period features
- Kitchen / diner
- No onward chain
- Two double bedrooms
- Close to transport links

In detail

A generously proportioned and characterful two bedroom split level period conversion positioned in the centre of the vibrant Crystal Palace Triangle, available for sale with no onward chain.

This substantial accommodation totals 966 sq ft / 89.8 sq m of freshly decorated, light and bright space that blends a host of period features such as mouldings, panelling, stripped wood flooring, and fireplaces, with imaginative finishes that make a unique place to call home. The property occupies the first and second floors of the building (one of just two residences) and benefits from an internal staircase which adds to a sense of space, also a roomy landing which offers an ideal home working or reading area. The kitchen / diner has high ceilings, stainless steel and matt black fittings, and has ample capacity for those who enjoy entertaining. The 17ft reception room is flooded with natural light from two large panelled windows and can easily provide for large furniture, whilst the top floor houses two double bedrooms and a distinctive bathroom.

Church Road enjoys immediate access to a wide array of bars, restaurants and independent shopping options of The Triangle, also Gipsy Hill and Crystal Palace stations, and 200 acres of parkland.

EPC: C | Council Tax Band: E | Lease: 974 years remaining | SC: £653.50pa | GR: £300pa | BI: £976.95pa



Floorplan

Church Road, SE19

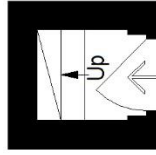
Approximate Gross Internal Area

Ground Floor = 1.1 sq m / 12 sq ft

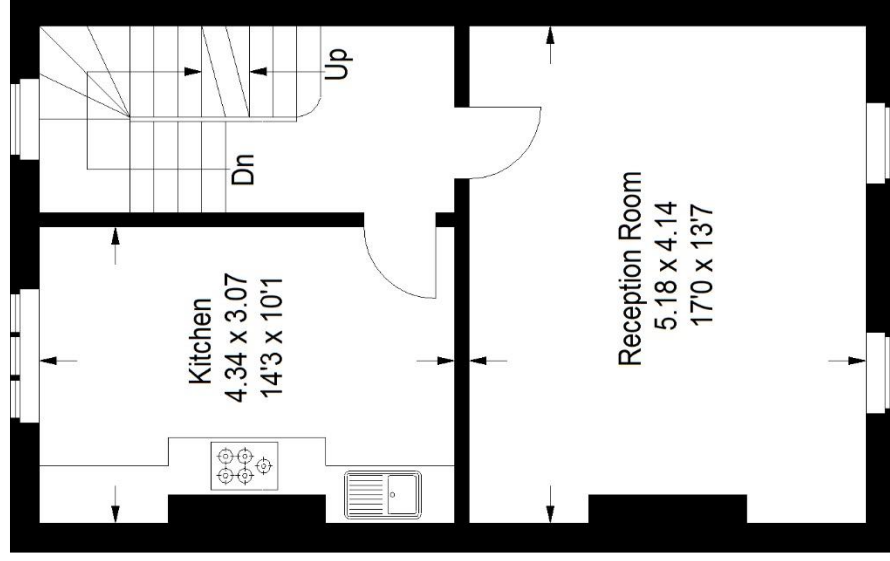
First Floor = 45.0 sq m / 484 sq ft

Second Floor = 43.7 sq m / 470 sq ft

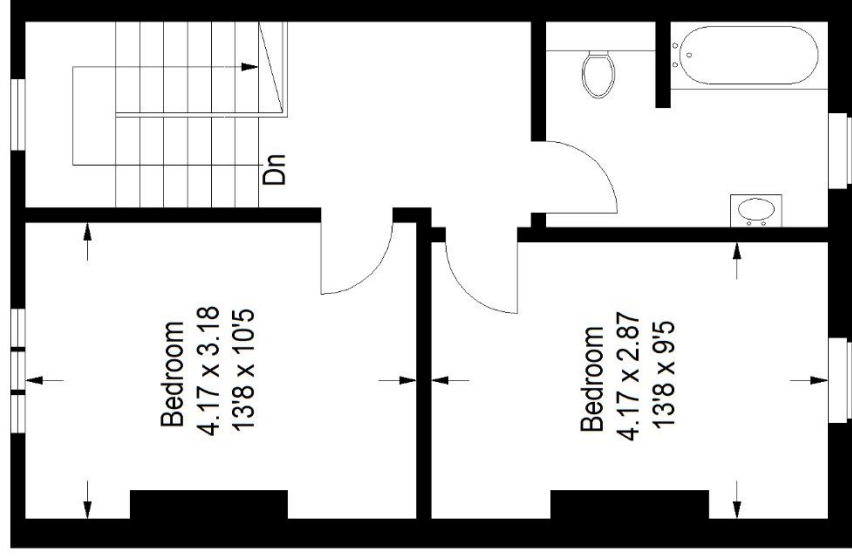
Total = 89.8 sq m / 966 sq ft



Ground Floor



First Floor



Second Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	74 C	41 B
38-54	E		
21-38	F		
1-20	G		