



Church Road, SE19
Guide Price £350,000-£370,000

0208 702 9333
pedderproperty.com

pedder



In general

- A share of the freehold
- Split level accommodation
- Small development in a tucked away location
- Centrally positioned
- Light and bright accommodation
- Ease of access to transport links

In detail

An immaculately presented light and bright split level one bedroom apartment positioned in the centre of Crystal Palace nearby excellent transport links.

This well designed and unusual property boasts a high specification finish and is one of a small development tucked away in a quiet location. Noteworthy features include a 28ft reception room which is open-plan to a white high-gloss kitchen with integrated appliances, solid oak flooring, wooden sash windows and sky lights which flood the space with natural light, a contemporary bathroom, a share of the freehold, a balustraded landing with a useful home working area, a high energy efficiency rating, and the remaining new homes warrantee.

This location is moments from a wealth of leisure and shopping facilities and enables ease of access to both Gipsy Hill and Crystal Palace rail links.

EPC: B | Council Tax Band: C | Lease: 116 years remaining | SC: £1,049 | GR: N/A | BI: Incl in Sc



Floorplan

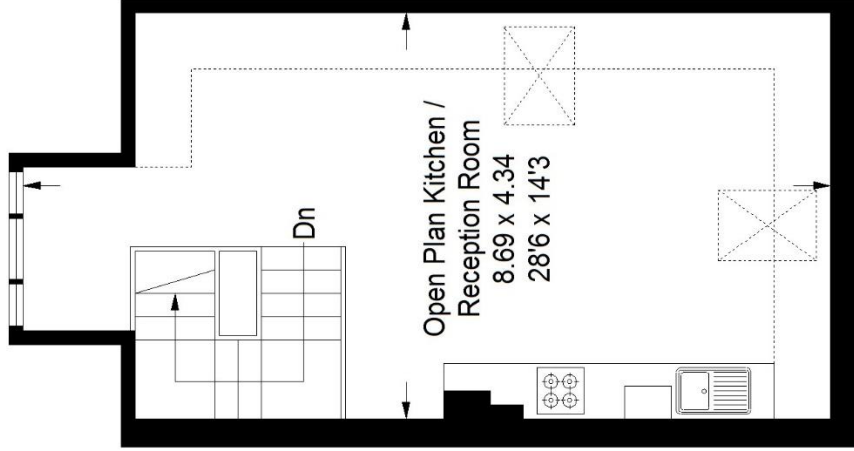
Church Road, SE19

Approximate Gross Internal Area

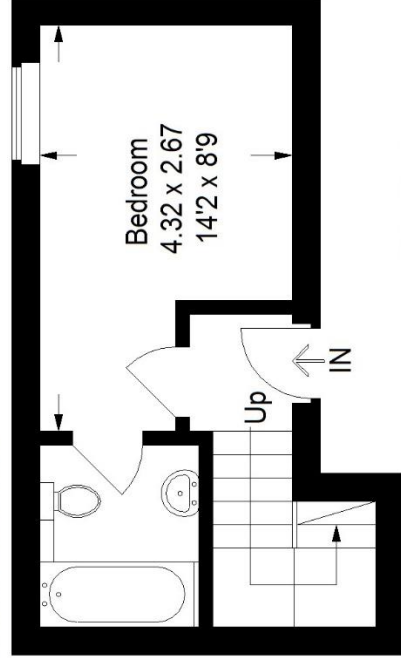
First Floor = 18.8 sq m / 202 sq ft

Second Floor = 34.5 sq m / 371 sq ft

Total = 53.3 sq m / 573 sq ft



Second Floor



= Reduced headroom
below 1.5 m / 5'0"

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	B1 B	B1 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord