



Stoney Lane, SE19
£550,000

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In general

- No onward chain
- Two bedroom warehouse conversion
- Central location
- Share of freehold
- Open-plan living
- Allocated off street parking
- Private entrance
- Private garden

In detail

A unique ground floor garden flat forming part of a sought after warehouse development in central Crystal Palace.

This interesting and characterful property is one of just a few and has been recently redecorated throughout. Accessed via a private entrance and features a generous double aspect living space with solid oak flooring which is socially open plan to a white high gloss kitchen with solid wood countertops. Both of the bedrooms include fitted storage, whilst there is a newly replaced bathroom, and exposed brick feature walls with industrial-style detail. Double doors lead to a private garden which offers a blank canvas for the green figured and a well proportioned space for relaxing or entertaining.

Stoney Lane is located at the centre of the Crystal Palace Triangle and, although quietly tucked away, is exceptionally convenient for a multitude of shopping and leisure option on the doorstep. Also, ease of access to both Crystal Palace and Gipsy Hill rail links.

No onward chain.

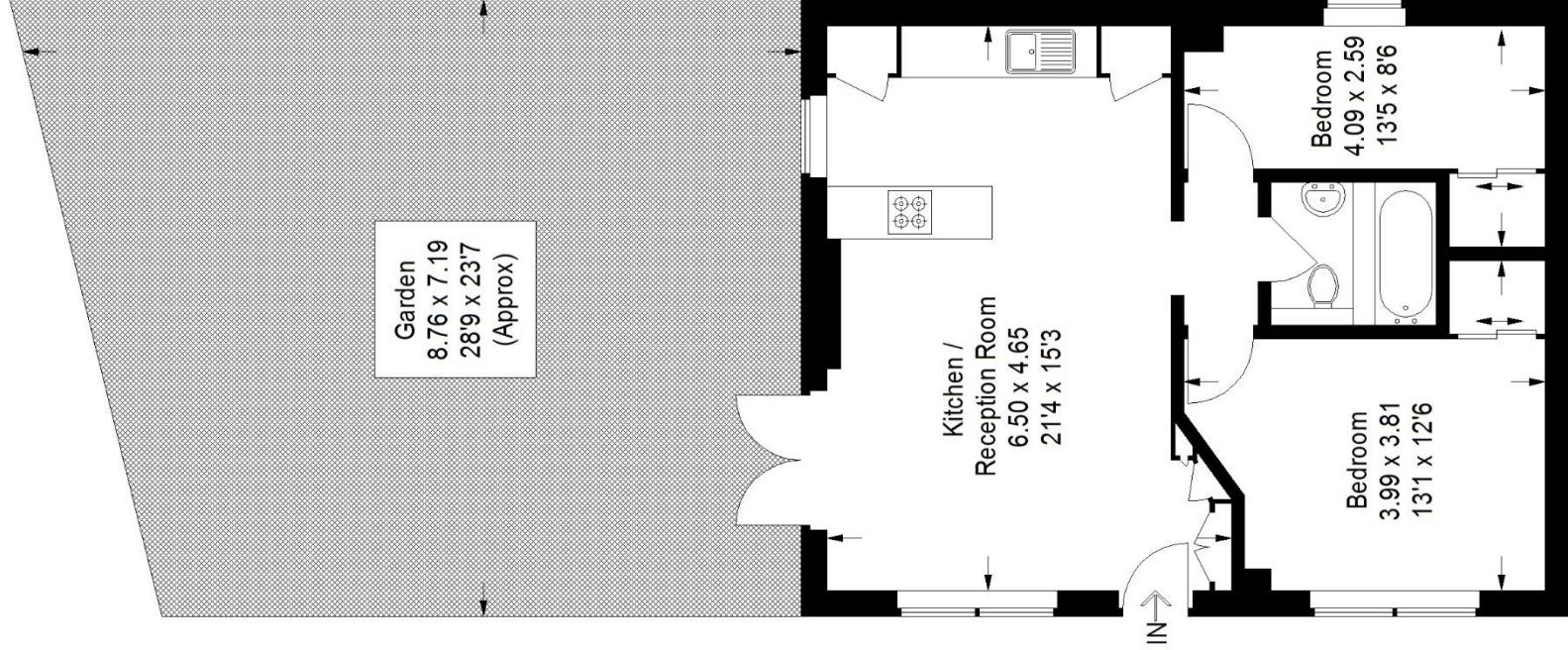
EPC: D | Council Tax Band: C | Lease: 900+ years remaining | SC: As & When | GR: N/A | BI: £660



Floorplan

Stoney Lane, SE19

Approximate Gross Internal Area
54.1 sq m / 582 sq ft



Ground 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		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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