



Alexandra Drive, SE19
£415,000

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In general

- Top floor conversion
- Fresh, stylish decor
- Attic storage space
- A generous kitchen
- Excellent location
- Two well proportioned bedrooms

In detail

A freshly decorated and inviting two bedroom period conversion positioned on one the most sought after roads in the area, moments from Gipsy Hill station.

This light and bright property occupies the top floor of a brick-fronted Victorian building and has been stylishly finished throughout. Notable highlights include an internal staircase which adds to a sense of space, a calm and relaxing living room with replacement solid wood flooring and recessed shelving and cabinetry, and two well proportioned bedrooms. The bathroom includes large hi-shine tiling and clean white sanitary ware, whilst a modern kitchen offers the perfect space for those who enjoy cooking, with integrated appliances and a large sky light. Further benefits include a recently replaced boiler and direct access to an attic.

Apart from rail links to central London, Alexandra Drive is well placed for Norwood Park and a variety of shopping and leisure facilities at both the Crystal Palace Triangle and Gipsy Parade.

EPC: D | Council Tax Band: C | Lease: 132 years remaining | SC: £150 | GR: £250 | BI: £281



Floorplan

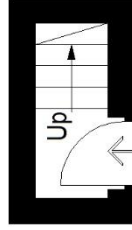
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Approximate Gross Internal Area

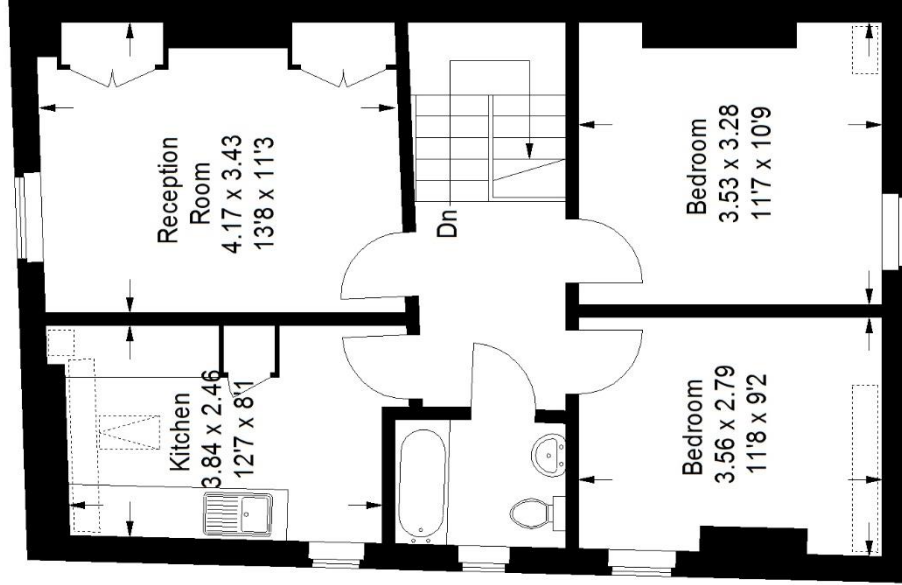
First Floor = 1.9 sq m / 20 sq ft

Second Floor = 60.0 sq m / 646 sq ft

Total = 61.9 sq m / 666 sq ft



First Floor



Second Floor

 = Reduced headroom below 1.5 m / 5'0

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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		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		

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