



Central Hill, SE19  
£550,000

0208 702 9333  
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# In general

- 1079 Sq ft / 100.2 Sq m
- High ceilings and period detail
- No onward chain
- A share of the freehold
- Direct access to a large mature garden
- Conservatory
- Separate study
- Two double bedrooms
- Central location

# In detail

An elegantly presented and characterful two bedroom hall floor period conversion, benefitting from gated off street parking, a share of the freehold, and no onward chain.

This spacious property totals 1079 sq ft / 100.2 sq m and occupies the entrance level of the building, one of just three residences in total. High ceilings and two sets of original shuttered French doors in the 19ft reception room, which is complete with mouldings and a feature fireplace, overlooking the garden. The accommodation has provided a very comfortable home for many years and offers the opportunity for a new owner to make their own mark and create finishes and any upgrades as desired. Points to note include a conservatory and separate study room, a 21ft kitchen (ideal for those who enjoy entertaining), two double bedrooms (an 18ft master with chevron parquet flooring), and ample fitted storage. One of the main attractions of this property is the direct access to a large, mature shared garden with a sunny southerly aspect.

Central Hill is conveniently positioned moments from a wealth of shopping and leisure options at the Triangle, including an Everyman cinema and a variety of independent boutiques and cafes. The weekly food market on Haynes Lane is nearby and is a great place to check out quality offerings from farmers and locals alike. If transport links are important, there is ease of access to both Gipsy Hill and Crystal Palace stations which operate to Victoria and London Bridge, also the East London Line which runs to Shoreditch and Canada Water.

Otherwise, Crystal Palace Park is a fantastic large, green space which is perfect for long strolls or whiling away time at the cafe.

EPC: D | Council Tax Band: D | Lease: 91 years remaining | SC: £100pa | GR: N/A | BI: £543



# Floorplan

## Central Hill, SE19

Approximate Gross Internal Area  
100.2 sq m / 1079 sq ft



## Ground Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		

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