



Vermont Road, SE19  
Offers over £525,000

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# In general

- Two double bedrooms
- En suite shower room
- Newly renovated throughout
- No onward chain
- Attractive Victorian building
- Private entrance
- Sizeable private garden

# In detail

A newly refurbished two bedroom, two bathroom ground floor garden flat positioned on a small quiet road nearby central Crystal Palace.

This freshly finished and generously proportioned accommodation totals 1029 sq ft / 95.6 sq m and presents the perfect hassle-free option for a buyer looking to simply add their own stamp. The property is securely accessed via a side gate and a private entrance at the rear of an attractive brick-fronted detached building. A dual aspect reception room extends to 23ft and is socially open-plan to the kitchen, with shuttered double doors to outside. The kitchen is a contemporary grey colour with granite surfaces and a sit-up breakfast bar, which is neatly recessed as not to dominate the living area. Both of the bedrooms are generous in size, with the slightly larger boasting a beautifully finished en suite rainfall shower and a double vanity. Externally there is a sizeable private garden with a sunny south-easterly aspect and two storage sheds, also a large lawned communal garden beyond. Other notable features include double glazed sash windows, a luxury main bathroom, replacement solid wood flooring throughout, a new boiler, and no onward chain.

Vermont Road is a tranquil tree-lined street comprising of similar styles of property, accessed just off of Harold Road. The location is primarily served by both Crystal Palace and Gipsy Hill rail links and works well for proximity the many amenities at the centre of town. For those seeking green open spaces, the property is nearby Upper Norwood Recreation Ground and both Westow and Crystal Palace Parks.

EPC: C | Council Tax Band: C | Lease: TBC Years Remaining | SC: £1,200 pa | GR: £200 | BI: TBC



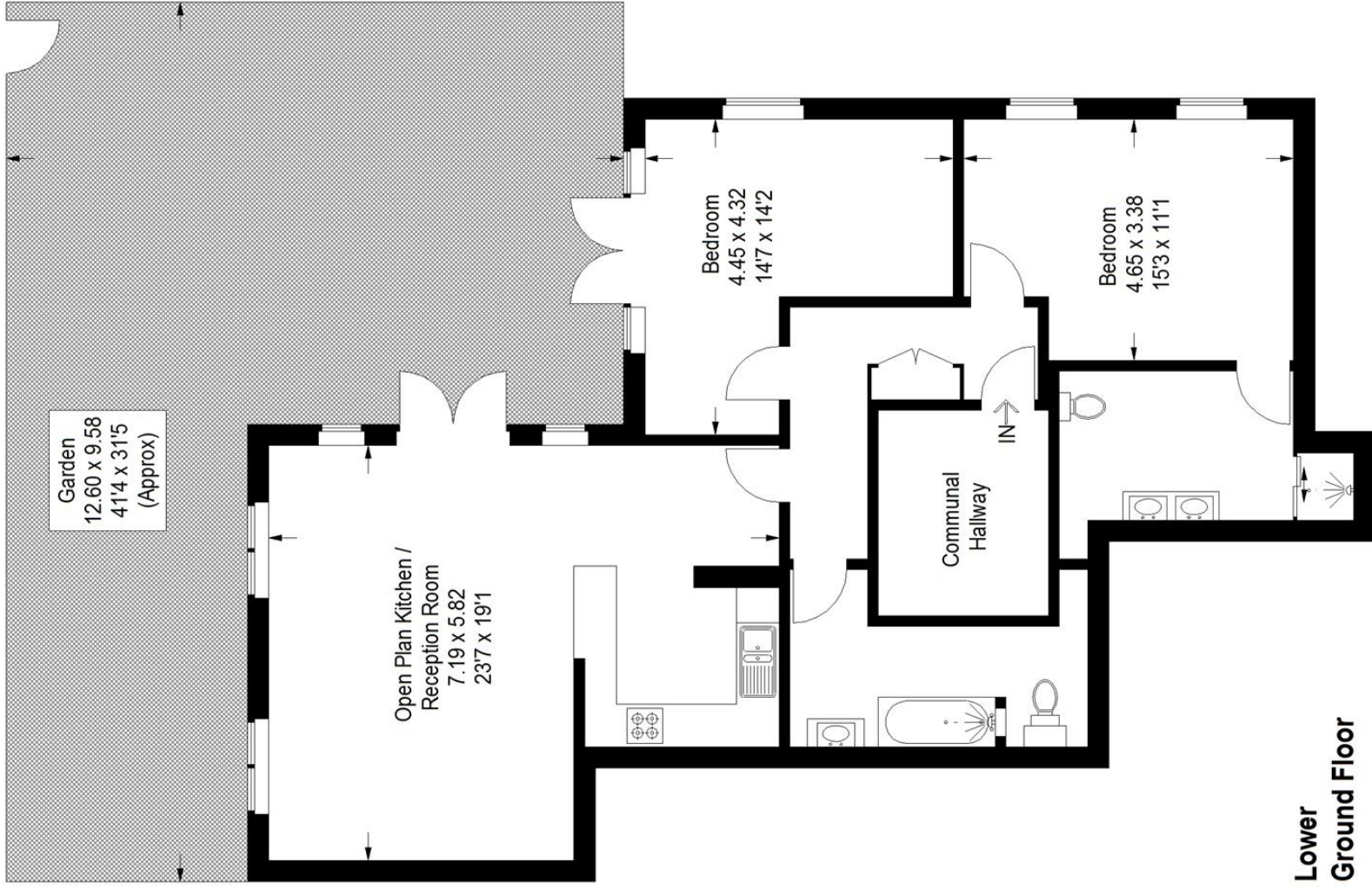
# Floorplan



**Vermont Road, SE19**

**Approximate Gross Internal Area  
(Excluding Communal Hallway)**

**95.6 sq m / 1029 sq ft**



**Lower  
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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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