



South Vale, SE19
£800,000

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In general

- Three bedrooms & study
- Semi detached
- Period property
- Characterful features
- Ideal location
- Convenient for Crystal Palace Triangle

In detail

A characterful three bedroom semi-detached house positioned on a very quiet residential road in the heart of Crystal Palace.

This rare market offering is deceptively spacious and boasts a high standard of accommodation arranged over three levels, providing flexible spaces that can be used to suit a new owners requirements. Period details such as wood flooring, fireplaces (one working), and sash windows add to a warm and inviting feel, whilst more modern additions include a light and bright breakfast room, a recently upgraded kitchen and boiler, and a beautifully finished bathroom, with a free-standing bath and a glass-encased walk-in shower. There is a surprising amount of fitted storage throughout and a fourth room on the top floor that could make for an ideal home office. Other noteworthy points include a downstairs WC, new carpets, and freshly finished, tasteful décor. Externally there is a low maintenance newly decked rear garden with side access.

South Vale is positioned moments from an abundance of shopping and leisure offerings at the Triangle, including an Everyman cinema and a variety of independent boutiques and cafes. If transport links are important, there is ease of access to bus routes and 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.

Nearby parkland includes both Crystal Palace and Westow parks for large green open spaces, whilst proximity to sought after local schools include both Paxton and Rockmount primaries. Certainly a property that should be viewed to be appreciated.

EPC: E | Council Tax Band: E



Floorplan

South Vale, SE19

Approximate Gross Internal Area

Ground Floor = 58.62 sq m / 631 sq ft

First Floor = 49.62 sq m / 534 sq ft

Second Floor = 18.6 sq m / 200 sq ft

Total = 126.8 sq m / 1365 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 46 E | 75 C |
| 21-38 | F | | |
| 1-20 | G | | |

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