



Camden Hill Road, SE19
£400,000

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In general

- Two bedroom split level conversion
- No onward chain
- Stunning skyline views
- Central location
- Convenient for transport links
- Ease of access to the Triangle

In detail

A light and bright two bedroom split level period conversion conveniently positioned in central Crystal Palace.

This chain-free property benefits from a recently fitted central heating system and new carpets, and forms one of three residences in an attractive stucco-fronted Victorian build, boasting stunning City skyline views. The accommodation includes an internal staircase which adds to a sense of space and features a separate kitchen and a newly replaced bathroom with eye-catching floor tiles. Further benefits include wooden sash windows and fitted storage.

Camden Hill Road is ideally located for transport links at Gipsy Hill and Crystal Palace Overground stations, offering convenient and efficient access into central London. Also, moments from plenty of shopping, restaurants and bars at the Triangle.

EPC: D | Council Tax Band: C | Lease: 106 years remaining | SC: £1,500 approx | GR: £75 | BI: £1,772.76



Floorplan

Camden Hill Road, SE19

Approximate Gross Internal Area

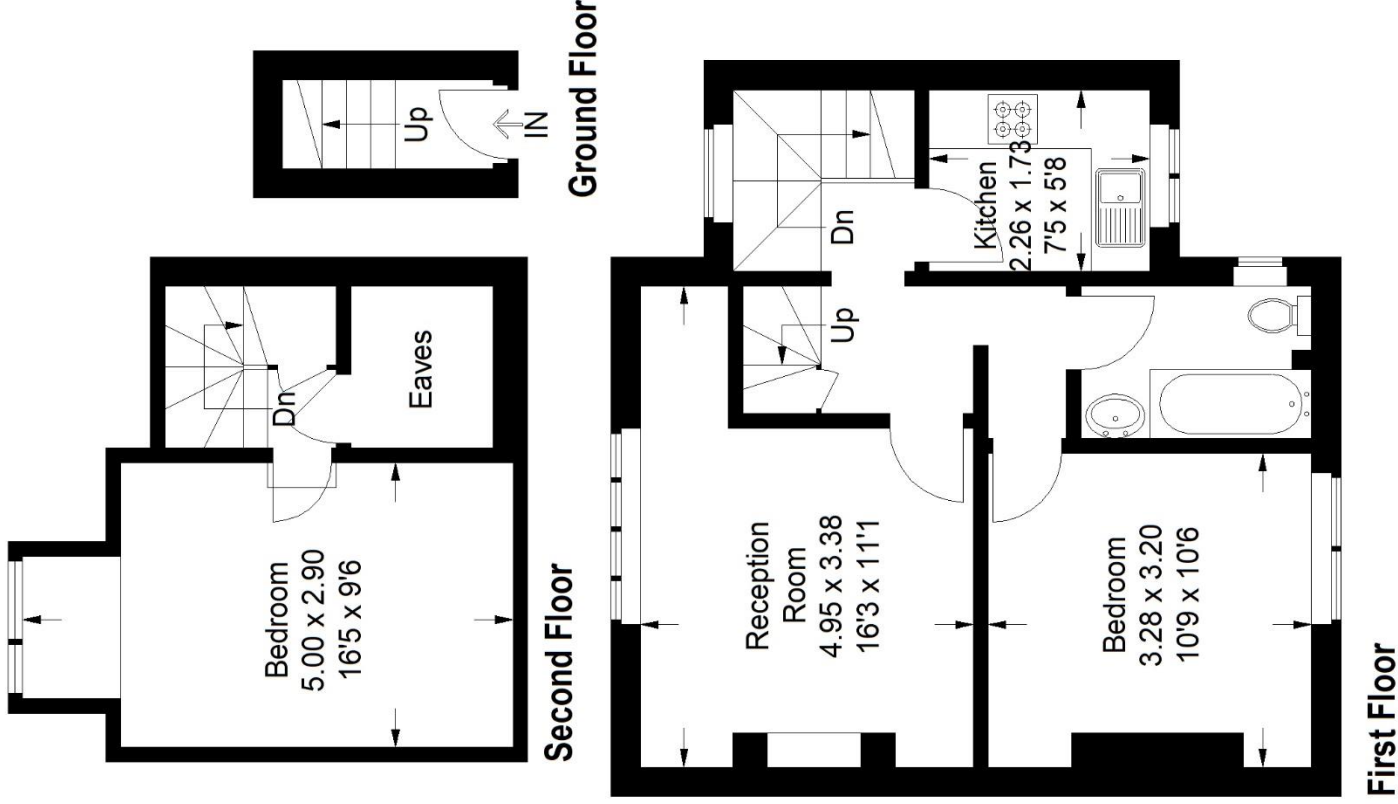
Ground Floor = 2.1 sq m / 23 sq ft

First Floor = 42.1 sq m / 453 sq ft

Second Floor (Excluding Eaves)

16.2 sq m / 174 sq ft

Total = 60.4 sq m / 650 sq ft



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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	58 D	79 C
39-54	E		
21-38	F		
1-20	G		

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