



Harold Road, SE19
OIEO £400,000

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In general

- 875 sq ft / 81.3 sq m
- Lots of characterful features
- Nearby central Crystal Palace
- Ground floor
- Large private cellar
- Light and bright reception room
- Attractive Victorian building

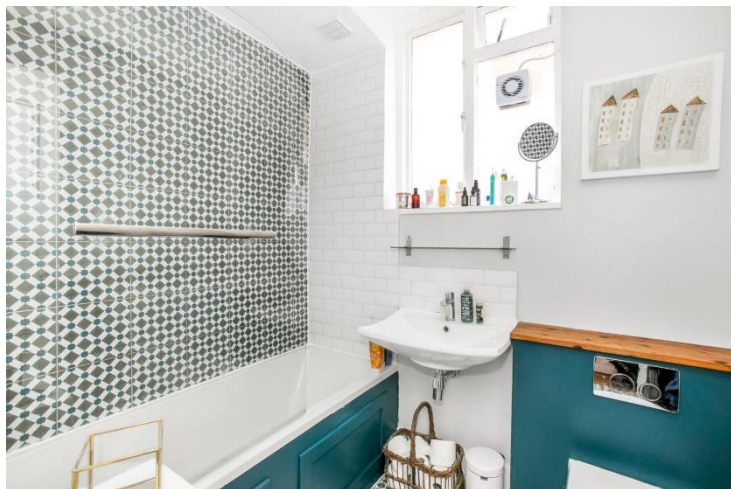
In detail

A characterful and generously proportioned one bedroom ground floor period conversion positioned on a highly sought after road moments from central Crystal Palace.

This larger than average property forms part of an attractive brick-fronted Victorian build and totals 875 sq ft, including a sizeable private cellar which lends to all sorts of potential uses. Points to note include a wealth of features such as high ceilings, coving, stained glass windows, and stripped wood flooring, as well as a modern separate kitchen with integrated appliances and an induction hob. A 19ft 5 reception room benefits from a large box bay to allow for plenty of natural light, whilst shuttered windows are prevalent both here and in the bedroom. Externally there is a mature front garden to make the most of sunny days.

Harold Road is a leafy residential location made up of similar large period properties and offers ease of access to Gipsy Hill rail links and the vibrant Triangle at the centre of town. No onward chain.

EPC: D | Council Tax Band: C | Lease: 990 years remaining | SC: As & When | GR: N/A | BI: £776.50



Floorplan

Harold Road, SE19

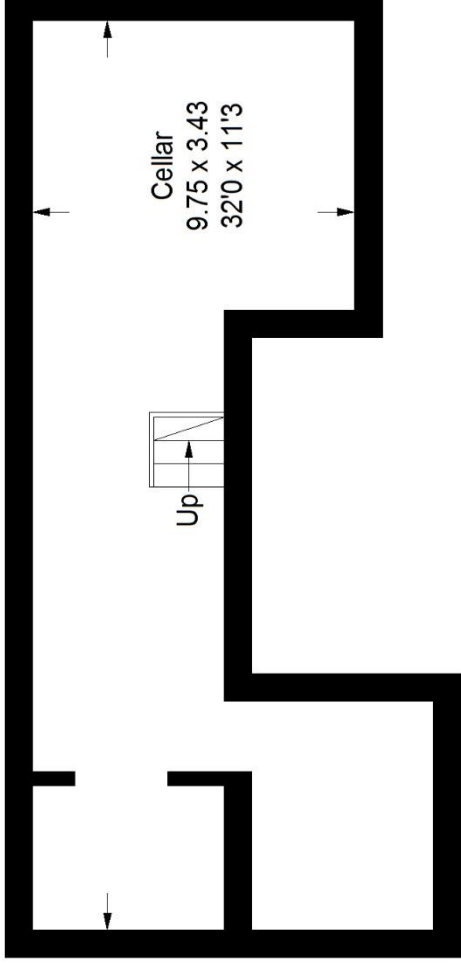


Approximate Gross Internal Area

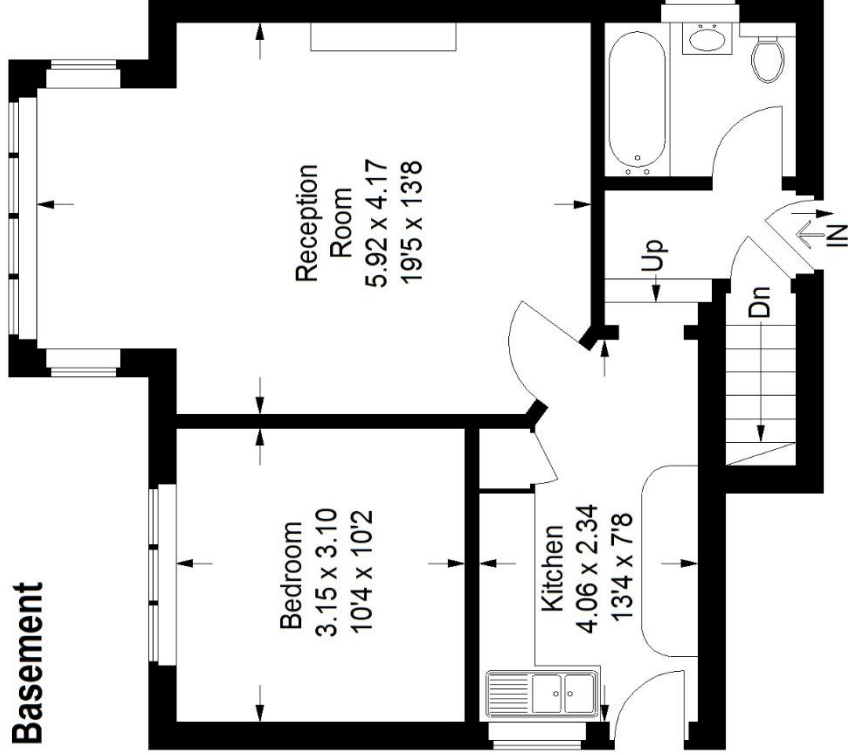
Basement = 29.8 sq m / 321 sq ft

Ground Floor = 51.5 sq m / 554 sq ft

Total = 81.3 sq m / 875 sq ft



Basement



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

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