



College Road, SE19  
£400,000

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# In general

- Two double bedrooms
- 22ft 10 reception room
- Covered sunny balcony with views
- Nearby rail links
- Quiet, leafy development
- No onward chain
- Lift

# In detail

A very well presented two double bedroom second floor apartment forming a leafy purpose built development on College Road, on the borders of Crystal Palace and Dulwich.

This light and bright property offers a generously proportioned and immediately enjoyable space that should appeal to first time and investor buyers alike. The reception room extends to 22 ft 10 and boasts parquet flooring and access to a covered balcony with a south westerly aspect and pleasant elevated views. A modern kitchen includes plenty of work and storage space - ideal for those who enjoy cooking away from the main living area, whilst the bathroom is positioned between two double bedrooms. This arrangement of space is perfect for sharers or guests. Other notable features include a lift, residents parking, and no onward chain.

This development is positioned next to the prestigious Dulwich Estate development and is convenient for Gipsy Hill, Crystal Palace and Sydenham Hill rail links, whilst leisure and shopping options are nearby at the Crystal Palace Triangle, Gipsy Parade, or West Dulwich. Green open spaces include 200 acres of Crystal Palace Park, Long Meadow, and Norwood Park.

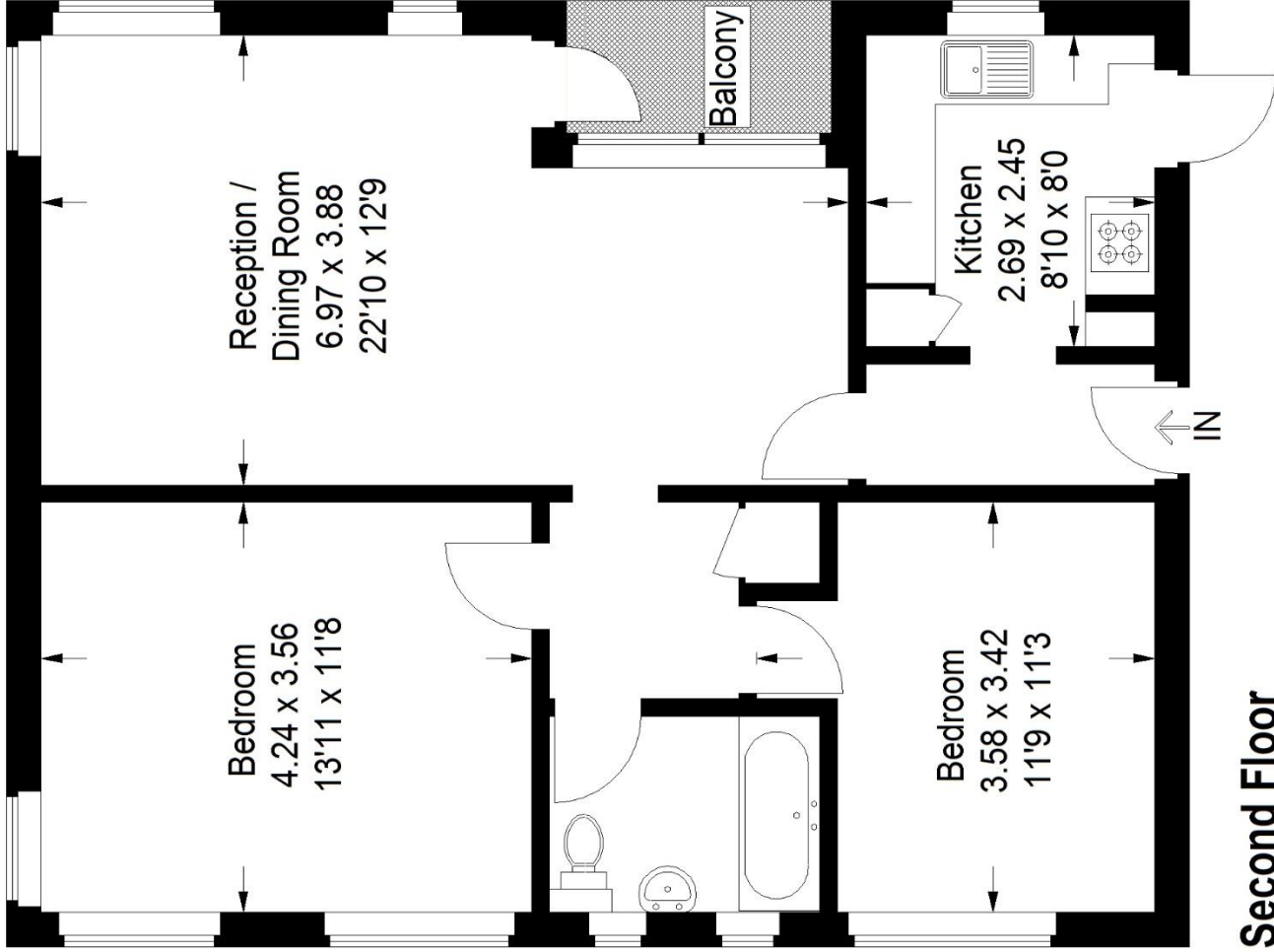
EPC: C | Council Tax Band C | Lease: 89 years remaining | SC: £2,710.61pa | GR: £10 | BI: Included in service charge



# Floorplan

## Princess Court, SE19

Approximate Gross Internal Area  
70.5 sq m / 759 sq ft



## Second Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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