



Woodland Road SE19
Guide Price £550,000-£575,000

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In general

- 944 sq ft / 87.7 sq m
- Three bedrooms
- Stunning City views
- Exposed brick walls
- Attic storage space
- Central location
- Light and bright reception with log burner

In detail

A generously proportioned and characterful three bedroom split level conversion enviably positioned in central Crystal Palace and enabling ease of access to both Gipsy Hill and Crystal Palace rail links.

This light and bright property exudes period charm and boasts breath-taking views of the City from the living space.

Points to note include a spacious reception room with log burner and large replacement sash windows, a separate kitchen, newly redecorated throughout, exposed brick feature walls, three bedrooms, attic storage space, a home working / seating area on the first floor, and a long lease.

This location is moments from a wealth of leisure and shopping amenities at the Triangle and offers a quiet , yet highly convenient setting for any new owner to immediately enjoy.

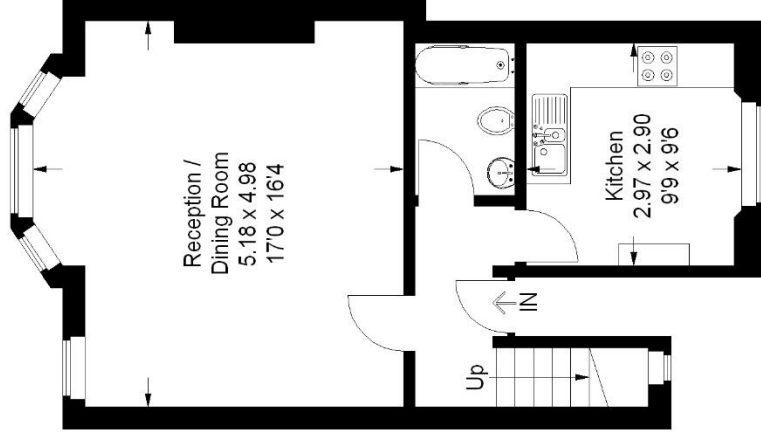
EPC: C | Council Tax Band: C | Lease: 154 years remining | SC: £199pcm | SF: £1,600pa | BI: £74pcm



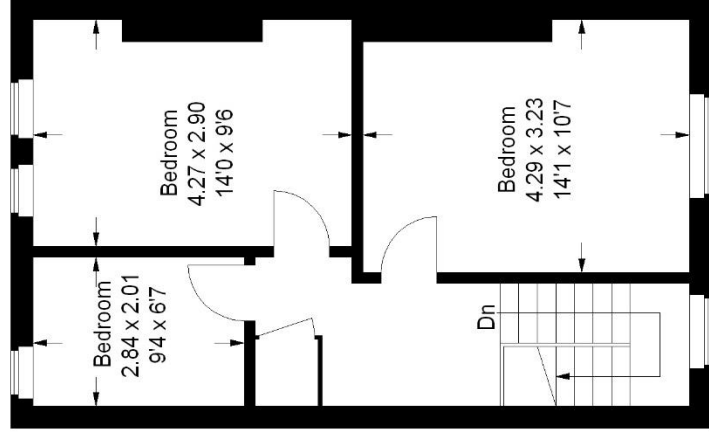
Floorplan

Woodland Road, SE19

Approximate Gross Internal Area
 Second Floor = 41.7 sq m / 449 sq ft
 Third Floor = 46.0 sq m / 495 sq ft
 Total = 87.7 sq m / 944 sq ft



Second Floor



Third Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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