



Farquhar Road, SE19  
£575,000

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# In general

- 944 sq ft / 87.7 sq m
- Two double bedrooms
- 40ft private rear garden
- Separate storage / utility room
- Central location
- Nearby both Crystal Palace and Gipsy Hill rail links

# In detail

A spacious two double bedroom garden flat nestled in the heart of Crystal Palace and available for sale with no onward chain.

This generous accommodation totals 944 sq ft / 87.7 sq m and is accessed via a private entrance through a private courtyard at the front of the building. The addition of a separate utility / storage room is ideal for bikes or having white goods out of the way, whilst a 19ft main bedroom (with fitted wardrobes) benefits from a sash bay and could be flexibly used as a second reception room if desired. Other notable points include a separate WC and a second bedroom with further fitted wardrobes, whilst a 19ft sociably open-plan kitchen living space boasts a westerly aspect and leads directly to outside. The rear garden extends to 40ft and is a tired arrangement of a large decked area leading to lawn below and a gate to a neighbouring road which is perfect for access without going through the property. This private sunny outside space is a great space for entertaining in summer months or a blank canvas for the green fingered.

Farquhar Road is a highly regarded residential street moments from a variety of shopping and leisure options including an Everyman cinema and independent boutiques, cafes, and bars. Both Crystal Palace and Gipsy rail links and easily accessible, as well as Crystal Palace Park which is practically opposite.

EPC: TBC | Council Tax Band: C | Lease: 125 years remaining | SC: £200 | GR: N/A | BI: Incl in SC

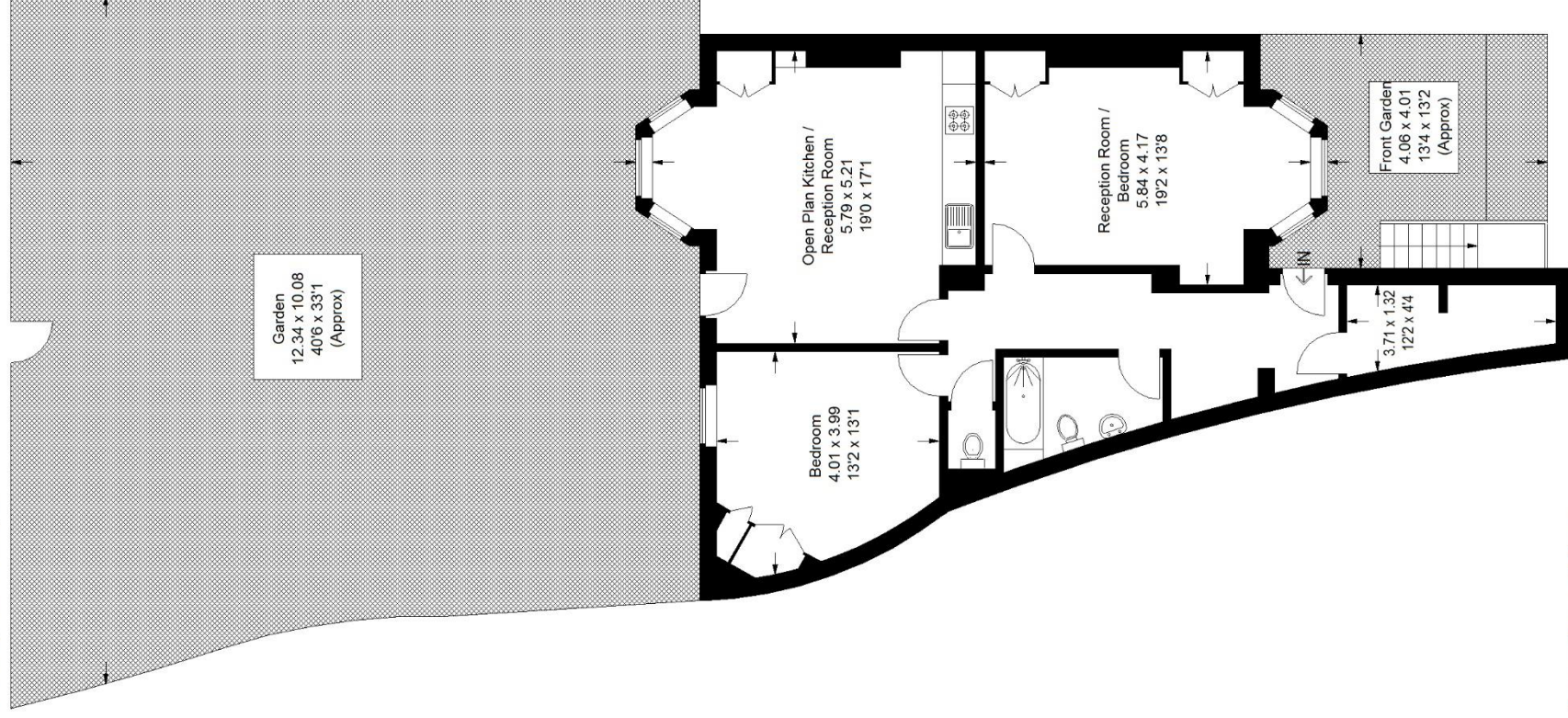


# Floorplan

Farquhar Road, SE19

Approximate Gross Internal Area

87.7 sq m / 944 sq ft



## Lower 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.