



16D Highfield Hill, SE19 | £750,000

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**pedder**  
NEW HOMES





# In General

- LAST HOUSE REMAINING
- New Build House
- Underfloor Heating
- Private Garden
- Near to Crystal Palace Triangle
- Quiet Cul-de-Sac
- Off-Street Parking

# In Detail

## The Development

Pearsall Terrace is situated on Highfield Hill just a short walk from the hustle and bustle of Crystal Palace. Pearsall Terrace is a new development of six three-bed houses complete with off-street parking. Nestled on a path adjacent to Highfield Hill, the site has quietly established itself as a stunning addition to the local community. The modern, homely design incorporates state-of-the-art technology throughout each dwelling, high-end security systems, high-spec finishes and top-of-the-range appliances.

## Pearsall Terrace

This house is a 3 storey, 3 bedroom house measuring 1,125 sqft. The ground floor contains the dining and living space that opens out onto the private garden and has the separate kitchen and a WC. The kitchen is a German green contemporary kitchen by Pronorm, with soft close doors and Smeg appliances throughout. The first floor contains two fantastic double bedrooms and the family bathroom. The bathroom is fitted with Duravit sanitary ware and Porcelanosa tiles, providing a sleek, modern finish. The top floor contains the amazing master bedroom, with a large dressing area and en-suite bathroom which gives a luxury and private floor separate from the bedrooms below. Each house has underfloor heating throughout, an air source heat pump, off-street parking space and a 10-year structural warranty.

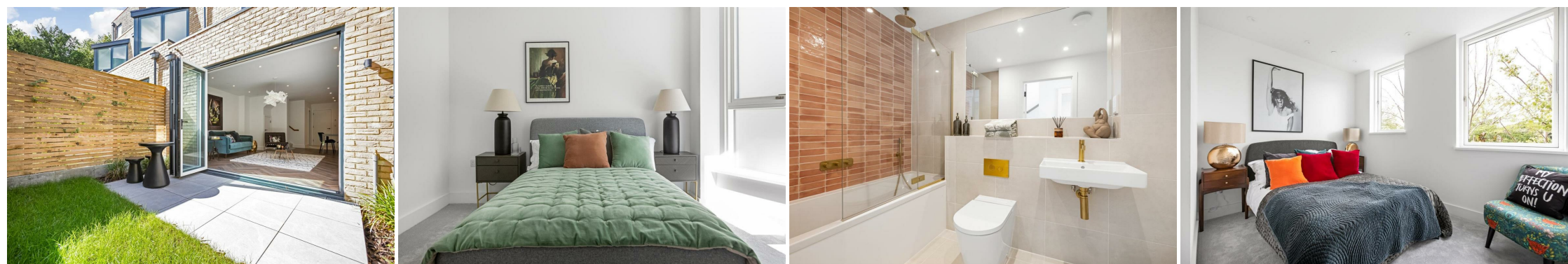
## The Area

Crystal Palace is home to an engaged community of creatives and young professionals. It offers a welcoming retreat from London life during the week and a vibrant place with excellent restaurants, high-end coffee shops, pubs, bars, museums, green spaces, live music and so much more all on offer.

Crystal Palace Park offers Sunday strolls, unique scenery and a breath-taking view over South London.

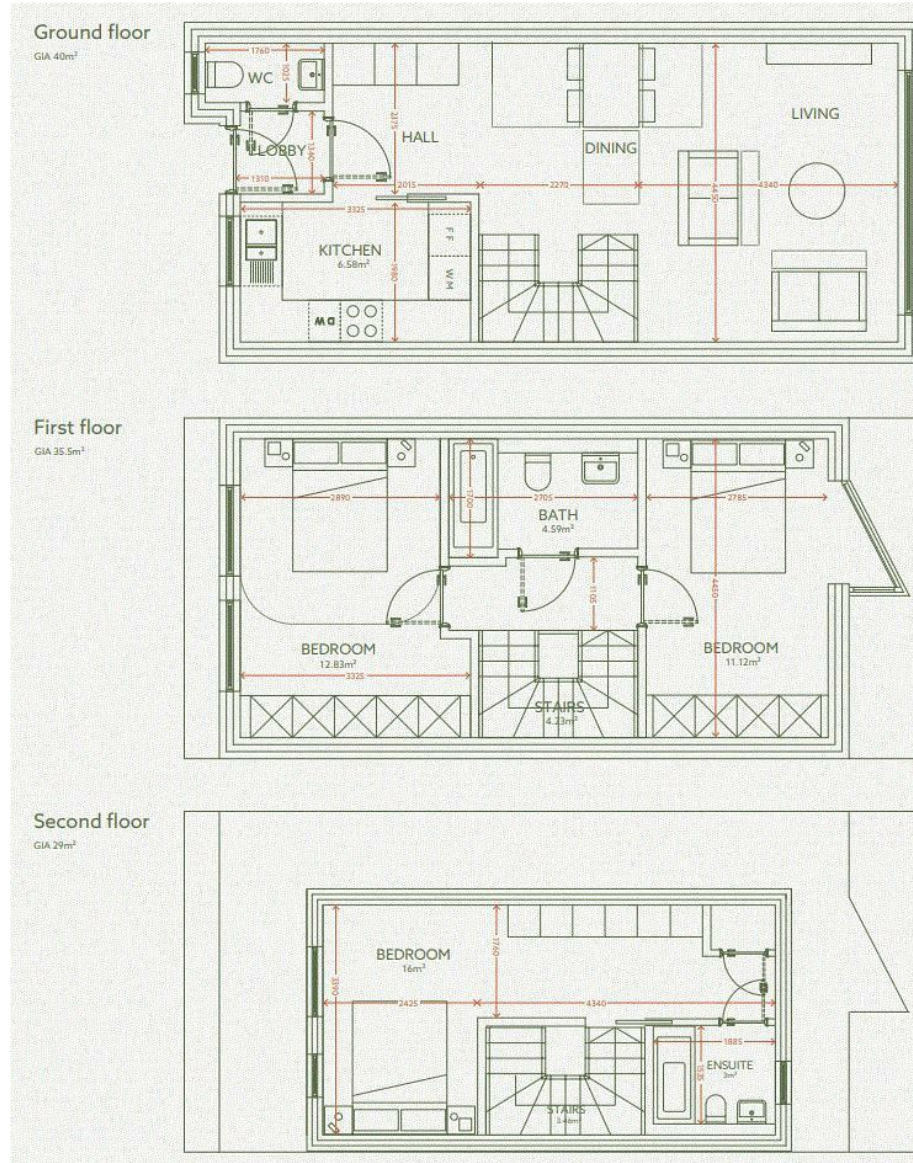
## Transport

Both Crystal Palace (Overground/Southern Rail) and Gypsy Hill (Southern Rail) stations are within walking distance of Pearsall Terrace providing rapid access to Clapham Junction, London Bridge and London Victoria





# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) <b>A</b>			
81-101) <b>B</b>			
69-80) <b>C</b>			
55-68) <b>D</b>			
39-54) <b>E</b>			
21-38) <b>F</b>			
1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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