



Church Road, SE19
OIEO £350,000

0208 702 9333
pedderproperty.com

pedder



In general

- Two double bedrooms
- Quiet environment
- Ambient mood lighting
- Solid oak flooring
- Communal garden
- Residents parking
- Nearby local school and church
- Close Crystal Palace & Gipsy Hill stations

In detail

An outstanding two double bedroom raised ground floor apartment well placed for central Crystal Palace, and transport links.

Recently reimagined and upgraded to the highest standard, this light, bright and stylish accommodation provides the perfect opportunity as a turn-key purchase for a first time or investment purchaser. Notable features include coffered ambient mood lighting, a contemporary kitchen with integrated appliances and solid oak surfaces, two double bedrooms, an elegantly finished bathroom with a rain fall shower, and a double aspect living space with direct access to a charming covered terrace overlooking greenery.

As expected, heating and electrical systems have also been overhauled, whilst this well run development also boasts low service costs, residents parking and an efficient maintenance programme.

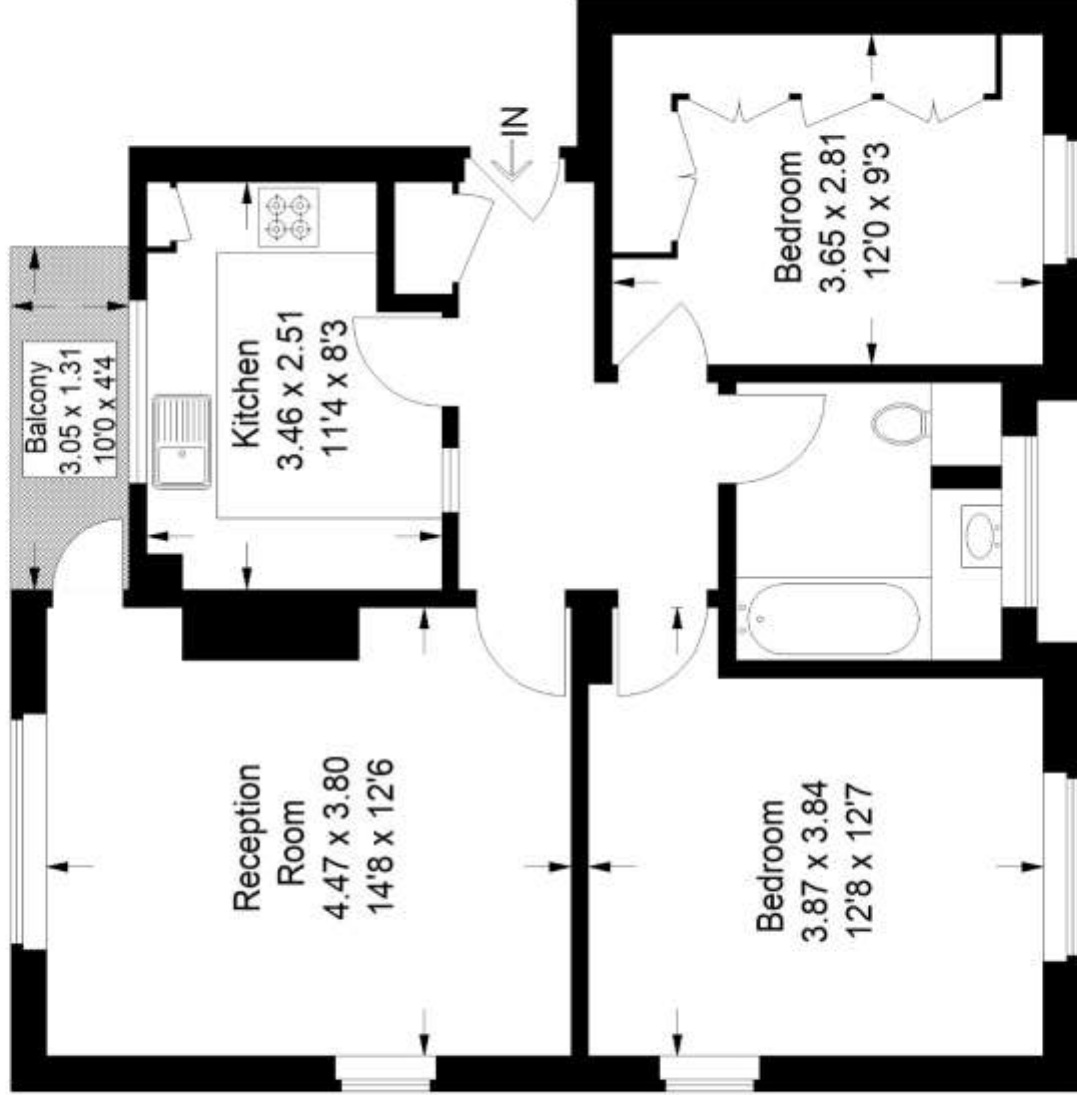
Positioned moments from the Crystal Palace Triangle, this location also affords access to Crystal Palace station and excellent bus routes.

EPC: D | Council Tax Band: C | Lease: 177 years remaining | SC: £575 | GR: £10PA



Floorplan

Church Road, SE19
Approximate Gross Internal Area
63.3 sq m / 681 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2023
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
82+	A		
81-81	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.