



Camden Hill Road, SE19
£640,000

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In general

- 926 sq ft / 86 sq m
- Two large double bedrooms
- A share of the freehold
- No onward chain
- Private entrance
- Office/playroom
- Two bathrooms
- Large private rear garden
- Period features
- Central location

In detail

A beautifully finished and newly refurbished two double bedroom, two bathroom split level period conversion with a private garden, centrally positioned in the heart of Crystal Palace.

This characterful property boasts a private entrance and an abundance of features including large sash windows and feature fireplaces with original tiles, whilst tastefully finished décor and newly fitted carpets ensures for an immediately enjoyable new home. The accommodation offers flexibility for how the space can be used, and also includes a generous bonus room which could make for an ideal home office. Brief highlights include a separate utility / shower room on the entrance level, a light and bright reception room, a separate kitchen with solid wood surfaces and a Belfast sink, an exposed brick feature wall, a modern bathroom with a rainfall shower and Bert & May tiles, fitted storage, and a share of the freehold. Externally there is access from both levels to a generous low maintenance private rear garden with a patio seating area.

Camden Hill Road works well for both Gipsy Hill and Crystal Palace rail links, whilst a wealth of independent shopping and leisure options are practically on the doorstep. No onward chain.

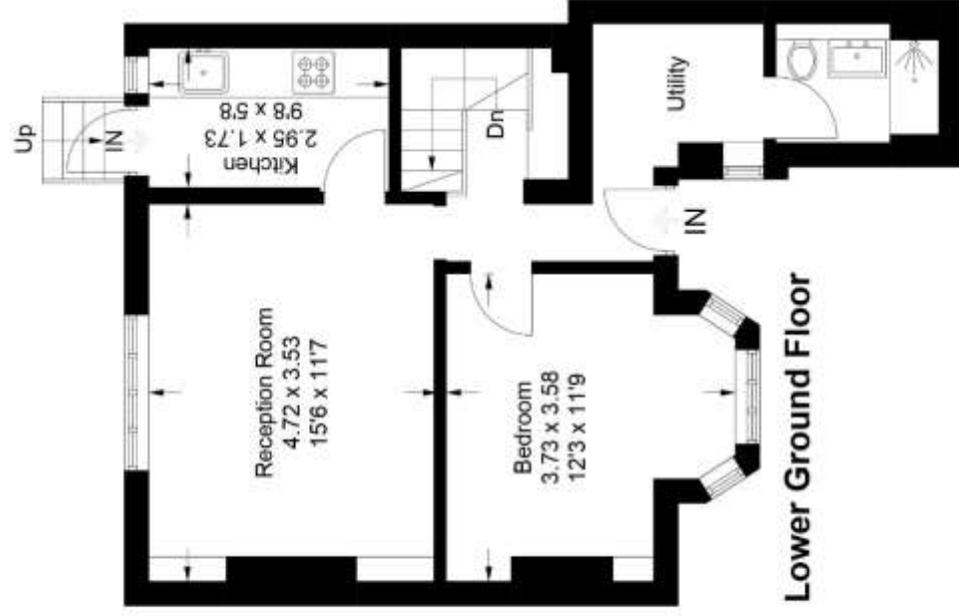
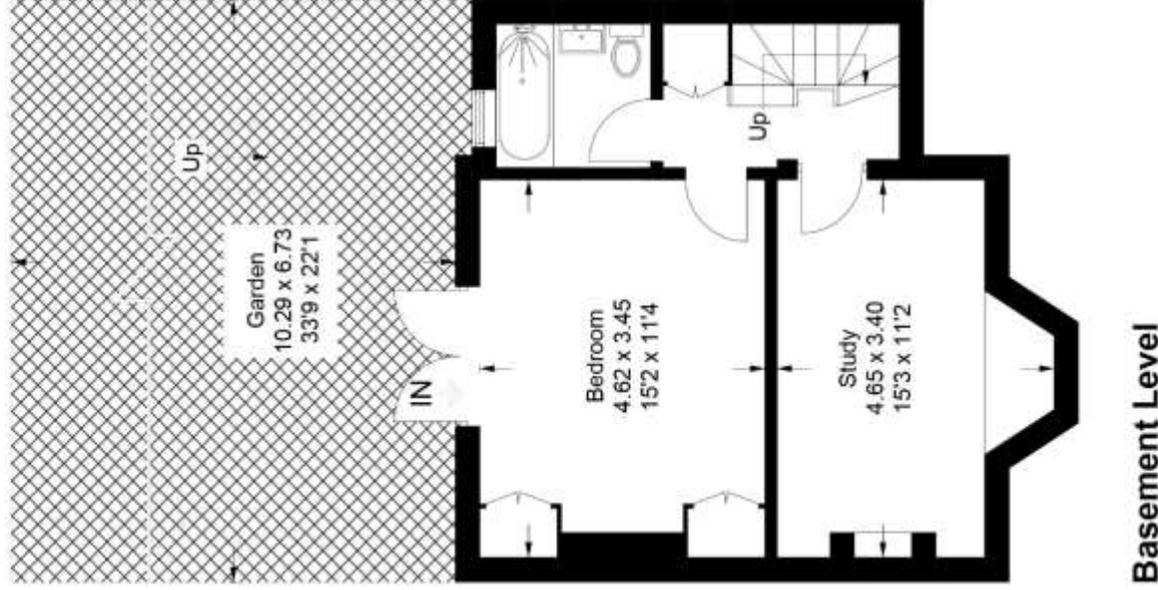
EPC: D | Council Tax Band: C | Lease: TBC | SC: TBC | GR: N/A | BI: TBC



Floorplan

Camden Hill Road, SE19

Approximate Gross Internal Area = 86 sq m / 926 sq ft



Score	Energy Rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		

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 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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