



Alexandra Drive, SE19 | £2,200 Per Calendar Month

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In General

- Two bedroom garden flat
- Bi-fold doors to a sunny rear garden
- Generous open-plan living space
- Off street parking for one
- Nearby Gipsy Hill station
- Unfurnished
- Available January

In Detail

A stunning two bedroom ground floor garden flat offered in excellent condition and positioned moments from Gipsy Hill station to rent.

This spacious property forms part of an attractive brick-fronted Victorian building and has been extended to include a generous 27ft open-plan living space with a modern kitchen and sky lights.

Highlights such as a separate office / playroom, two double bedrooms, a cellar, shuttered windows, fitted bedroom storage, and a modern bathroom.

Externally there are bi-fold doors to a low maintenance sunny rear garden with a southerly aspect and side access. There is off street parking for one car at the front of the property.

Alexandra Drive, SE19 is a highly sought after residential road which is convenient for multiple shopping and leisure amenities at the Crystal Palace Triangle and Gipsy Parade. Also, well placed for Norwood Park.

EPC: C | Council Tax band: Lambeth, C | HD: £507.69 | SD: £2,538.46 | Available January | Offered unfurnished



Floorplan

Alexandra Drive, SE19

Approximate Gross Internal Area
 Lower Ground Floor = 12.1 sq m / 130 sq ft
 Ground Floor = 80.1 sq m / 862 sq ft
 Total = 92.2 sq m / 992 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		71	77
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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