



Victoria Crescent, SE19 | Guide Price: £550,000 - £575,000

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# In General

- 976 sq ft / 90.7 sq m
- Private 55ft rear garden
- A share of the freehold
- Storage room
- 18ft 7 reception room
- Recently upgraded bathroom
- Quiet no-through road
- Private entrance

# In Detail

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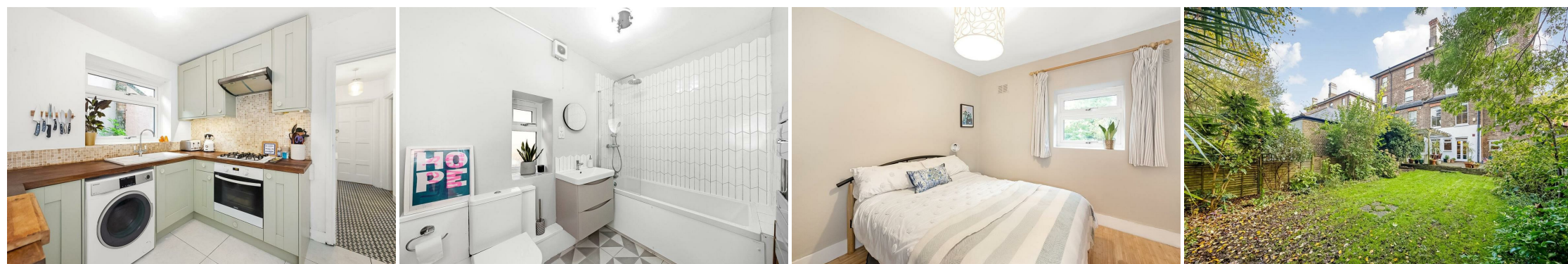
An exceptionally well proportioned two double bedroom garden flat positioned on a quiet no-through road within close proximity to central Crystal Palace.

This neutrally decorated and comfortable accommodation forms part of an attractive Victorian building and is accessed via a private entrance. The area totals 976 sq ft / 90.7 sq m and includes a 19ft reception room with two sets of double doors to outside, as well as as an 18ft 7 main bedroom with fitted wardrobes and a bay with replacement double glazed sash windows. The kitchen is separate and boasts ample work and storage space, finished with sage green cabinetry and solid wood countertops. Other notable points include a recently modernised bathroom, a generous store room, and a share of the freehold.

Externally there is direct access to a 55ft private rear garden which is mainly lawned with some mature planting and a pleasant pergola seating area - an ideal spot to relax and entertain with friends and family, featuring a sunny westerly aspect. There is also a further communal garden beyond.

Victoria Crescent is well placed for access to a multitude of shopping and leisure options at The Triangle, also both Gipsy Hill and Crystal Palace rail links.

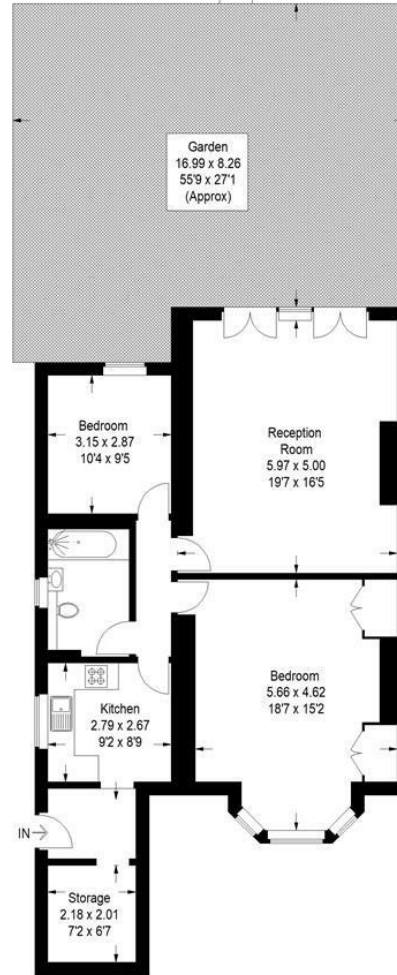
EPC: D | Council Tax: C | Lease: 987 years remaining | SC £3,000 pa | GR: Nil | BI: Incl. in SC



# Floorplan

Victoria Crescent, SE19

Approximate Gross Internal Area  
90.7 sq m / 976 sq ft



Lower Ground Floor

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) <b>A</b>	
69-101) <b>B</b>	
55-68) <b>C</b>	
39-54) <b>D</b>	
21-38) <b>E</b>	
11-20) <b>F</b>	
1-10) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	62

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