



Woodland Road, SE19
£325,000

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In general

- First floor conversion
- No onward chain
- Newly refurbished
- Separate utility room
- Light and bright
- Central location

In detail

A newly refurbished two bedroom first floor period conversion conveniently positioned in central Crystal Palace and available for sale with no onward chain.

This light and bright property could be an ideal opportunity for those seeking a first time or investment purchase, and an immediately enjoyable space.

Highlights include a spacious reception room which socially open-plan to the kitchen, a separate utility room, sash windows, new carpets, and a new lease.

Woodland Road is moments from a multitude of shopping and leisure options at the Triangle, also well placed for both Gipsy Hill and Crystal Palace rail links.

EPC: C | Council Tax Band: C | Lease: 125 years remaining | SC: TBC | GR: TBC



Floorplan

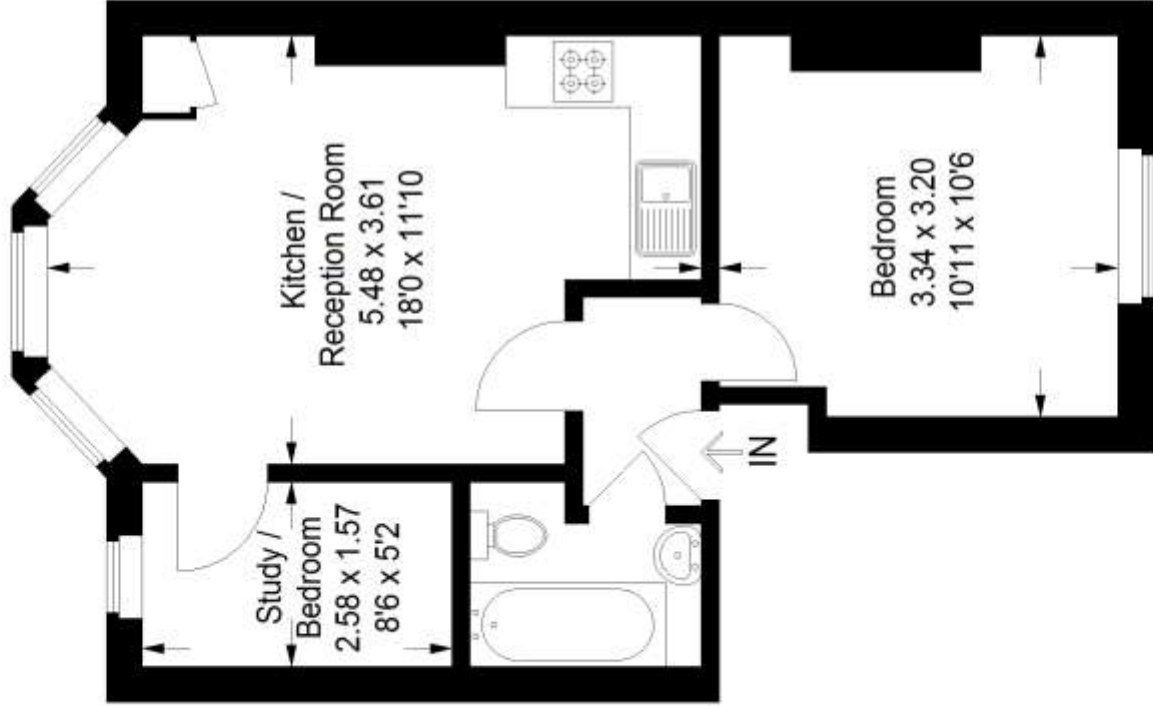
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Approximate Gross Internal Area

First Floor = 37.5 sq m / 404 sq ft

Outbuilding = 4.2 sq m / 45 sq ft

Total = 41.7 sq m / 449 sq ft



(Not Shown In Actual
Location / Orientation)

First 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
34-54	E		
21-33	F		
1-20	G		

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