



Essex Grove , SE19
£335,000

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In general

- A unique period property
- Split level accommodation
- Fully renovated
- Central location
- Characterful features
- Lots of storage space

In detail

A uniquely characterful one bedroom split level conversion forming part of an attractive Victorian building moments from central Crystal Palace.

This warm and inviting property has been fully renovated throughout and offers a stylish, comfortable retreat for a new owner. The entrance level comprises of a double aspect 20ft living space with large shuttered sash windows, wooden floors, and a working exposed brick fireplace - ideal for cosy winter evenings. A separate kitchen has solid wood countertops, a pretty porthole window with elevated views, and plenty of work space, whilst storage is prevalent throughout featuring 16ft eaves and fitted cupboards. The remaining accommodation is made up of a bedroom at the rear and a well finished bathroom with contemporary fittings.

Essex Grove is located nearby the Crystal Palace Triangle which boasts plenty of independent shopping and leisure offerings, also a convenient location for both Gipsy Hill and Crystal Palace rail links.

EPC: D | Council Tax Band: B | Lease: 120 years remaining | SC: £1,100pa | GR: £430pa | BI: £236 incl in SC



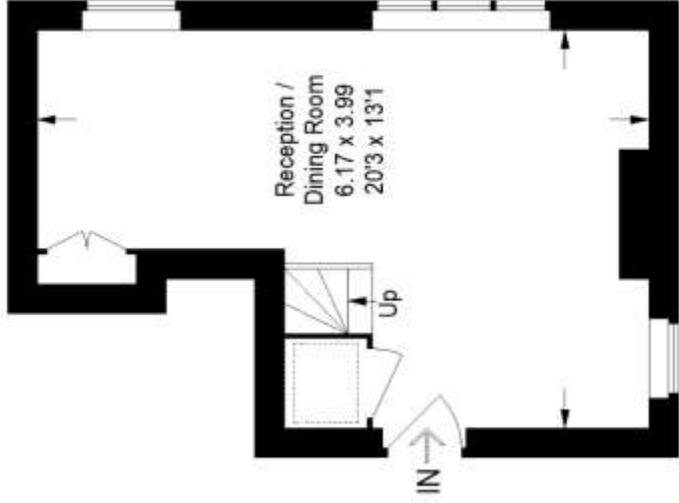
Floorplan

Essex Grove, SE19

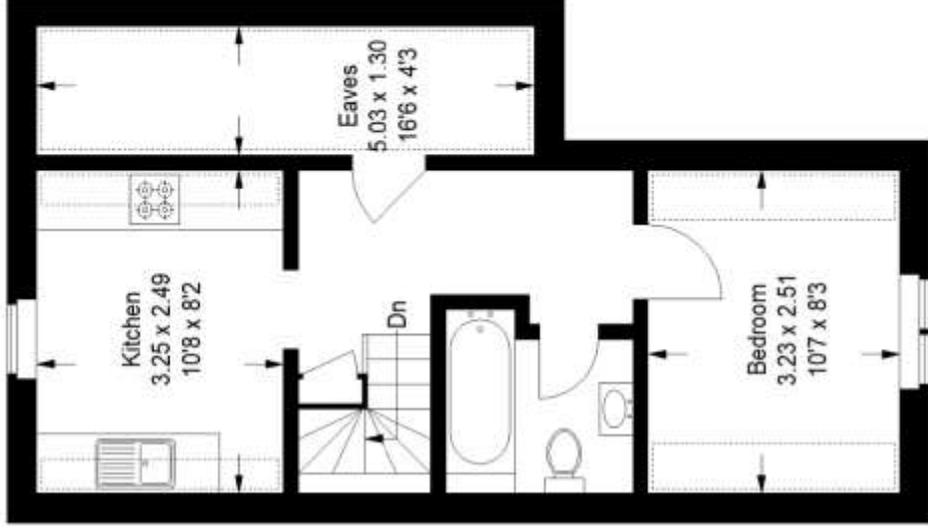
Approximate Gross Internal Area
 Second Floor (Excluding Eaves)
 20.8 sq m / 224 sq ft
 Third Floor = 28.4 sq m / 306 sq ft
 Total = 49.2 sq m / 530 sq ft



 = Reduced headroom below 1.5 m / 5'0"



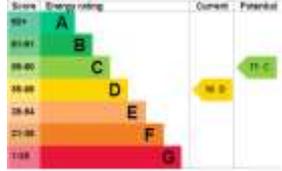
Second Floor



Third 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.



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