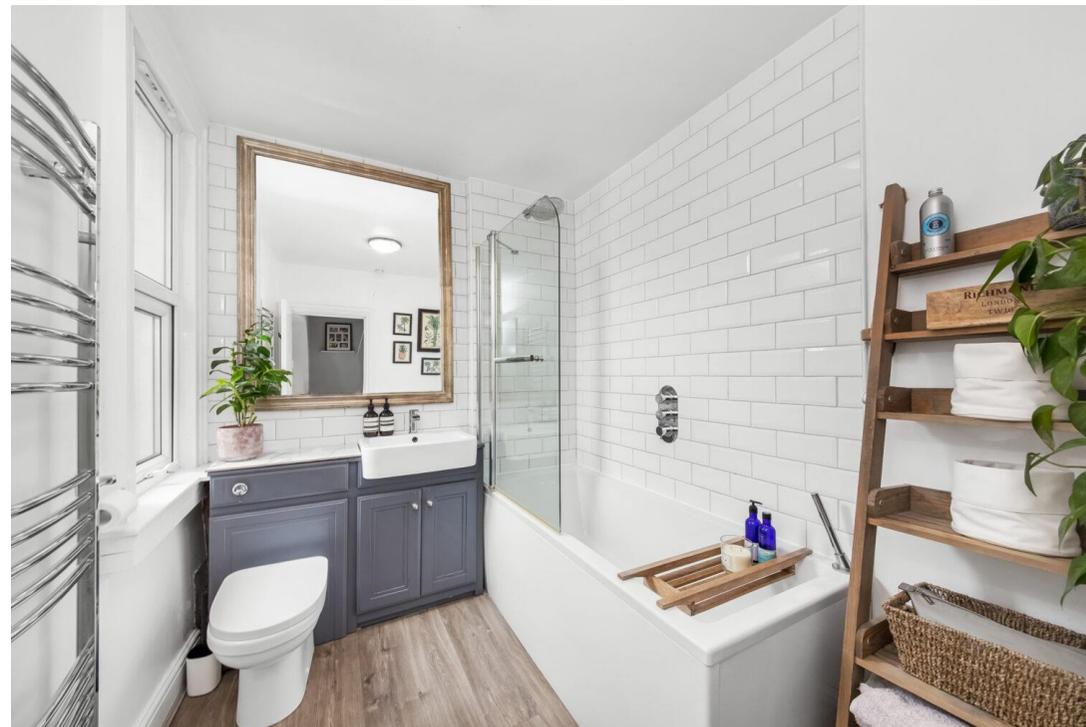




Essex Grove , SE19  
Guide Price £575,000

0208 702 9333  
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# In general

- 954 sq ft / 88.6 sq m
- Central location
- Spacious kitchen / diner
- Beautifully finished bathroom
- Characterful features
- A share of the freehold

# In detail

A beautifully presented and recently renovated two bedroom (plus study or single bedroom) split level period conversion positioned on a quiet, well positioned road nearby central Crystal Palace.

This light and bright property occupies the upper levels of an attractive brick-fronted Victorian building and totals 954 sq ft / 88.6 sq m. At the heart of the accommodation is a generous kitchen / diner with integrated appliances, lots of storage, a sit-up breakfast bar, and solid wood surfaces. This is the perfect space for those enjoy entertaining / cooking, and benefits from a pleasant elevated green outlook, framed by two large sash windows. The reception room provides a comfortable and stylishly finished retreat with shuttered windows and an exposed brick feature fireplace. A handy study room is accessed through the reception and offers an ideal home working area, with fitted storage. The remainder of this level comprises a tastefully upgraded bathroom with a rainfall shower and fresh white paintwork. Upstairs there are two characterful bedrooms, both of which boast an abundance of natural light from skylights, the master with ample bespoke fitted storage and the second with a charming porthole window. Further benefits include period features and a share of the freehold.

Essex Grove is located moments from the Triangle which houses a myriad of independent shopping and leisure offerings, also a convenient road for both Gipsy Hill and Crystal Palace rail links.

EPC: C | Council Tax Band: B | Lease: 993 years remaining | SC: As & when | GR: N/A | BI: £320pa



# Floorplan

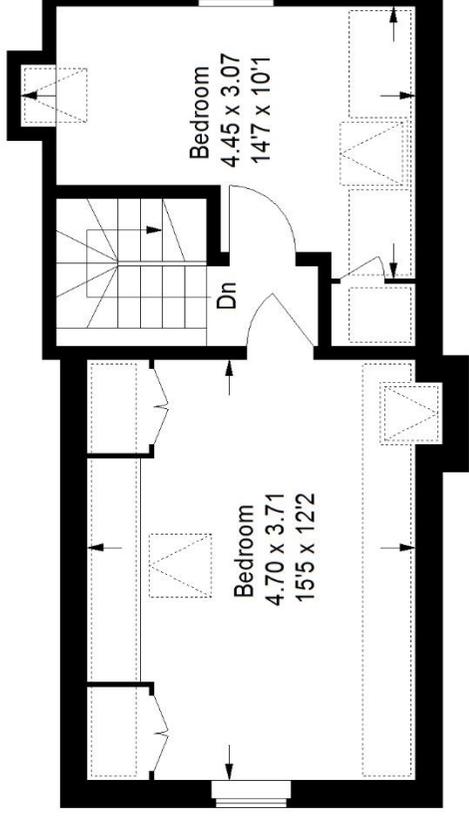
## Essex Grove, SE19

Approximate Gross Internal Area

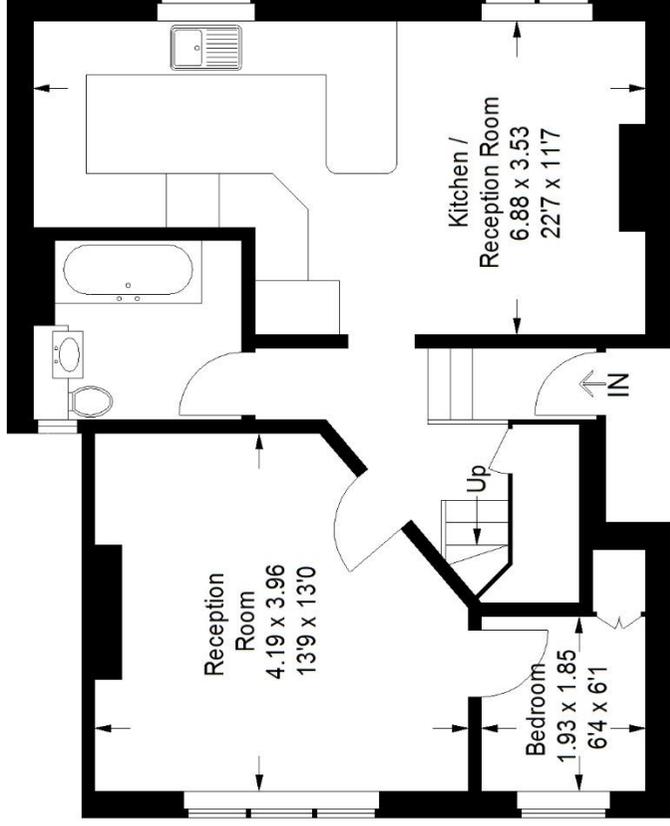
First Floor = 54.8 sq m / 590 sq ft

Second Floor = 33.8 sq m / 364 sq ft

Total = 88.6 sq m / 954 sq ft



Second Floor



First Floor

 = Reduced Headroom Below 1.5 M / 5'0"

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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		
39-54	E		
21-38	F		
1-20	G		

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