



Whiteley Road, SE19
£700,000

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In general

- 1094 sq ft / 101.6 sq m
- Ideal location moments from Gipsy Hill station
- Beautifully finished throughout
- 52ft Private rear garden
- Spacious kitchen / diner
- Walk-in dressing room

In detail

A stunning three bedroom split level period conversion positioned on a prime residential road in Crystal Palace, moments from Gipsy Hill station and Norwood Park.

This exceptional property is one of just two residences that form part of an attractive brick-fronted Victorian build. The owners have spent much time, effort, and thought creating a warm, inviting, and immediately enjoyable space that offers so much more than most similarly-sized apartments in the area.

Spanning an impressive 1094 sq ft / 101.6 sq m, the accommodation occupies the entrance and lower ground levels, and seamlessly blends period detail with contemporary upgrades that boast a harmonious combination of functionality and lifestyle. The heart of the home is a spacious kitchen / diner which sets the stage for culinary delights and is ideal for entertaining, complete with ample storage, Corian surfaces, and a sociable sit-up breakfast bar. The reception room offers a cosy retreat on cold winter evenings with engineered solid oak flooring and a sunny south-westerly shuttered bay. There are three double bedrooms (two with fitted storage) and the largest enjoying a slate-tiled en suite shower room, whilst the main bathroom is the place to go for a relaxing break and boasts sleekly designed fittings, recessed shelving, and a deep bath to soak away the day. Beyond this is a thoughtfully designed walk-in dressing room which is complete with a bank of wardrobes - ideal for those who need space to procrastinate the right outfit.

Externally there is direct access to a 52 ft private rear garden which is really the jewel in the crown for this property, featuring mature planting, two decked seating areas, and a rear service gate. This serene retreat provides an escape from the hustle and bustle of city life and invites you to unwind, entertain, or cultivate for those with green fingers. Whether you're sipping a morning coffee on either seating area or hosting a barbecue with friends, the garden is a private oasis to be appreciated through the seasons.

Whiteley Road is a quiet street made up of similarly styled period properties that is well placed for transport links to central London, the vibrant Crystal Palace Triangle, Gipsy Parade, and a little further to West Dulwich.

This unique home needs to be viewed to be appreciated and will likely be a popular market offering, with the benefit of a share of the freehold.

EPC: C | Council Tax Band: C | Lease: 964 years remaining | SC: As & When | GR: N/A | BI: £490



Floorplan

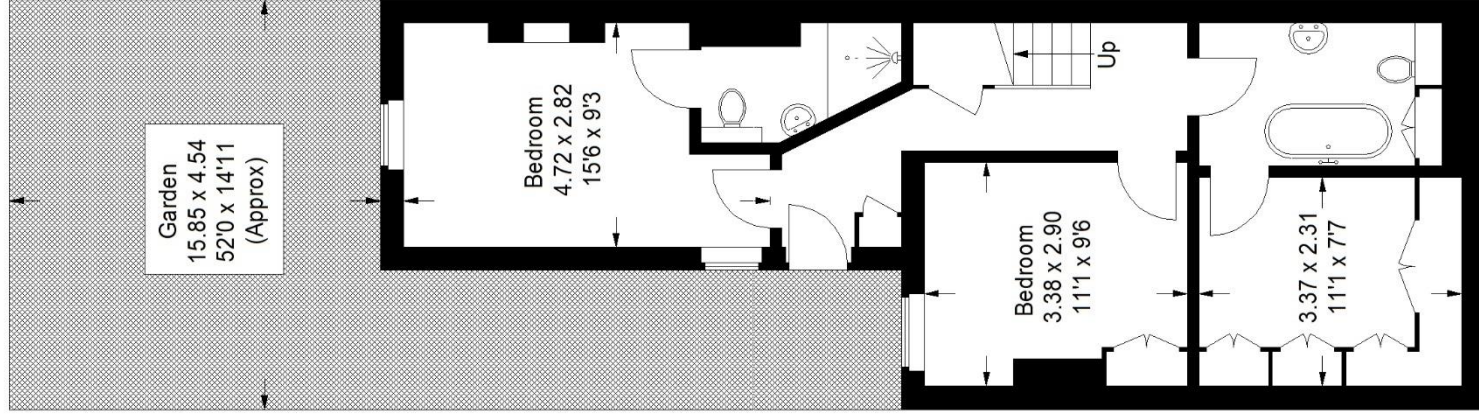
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Approximate Gross Internal Area

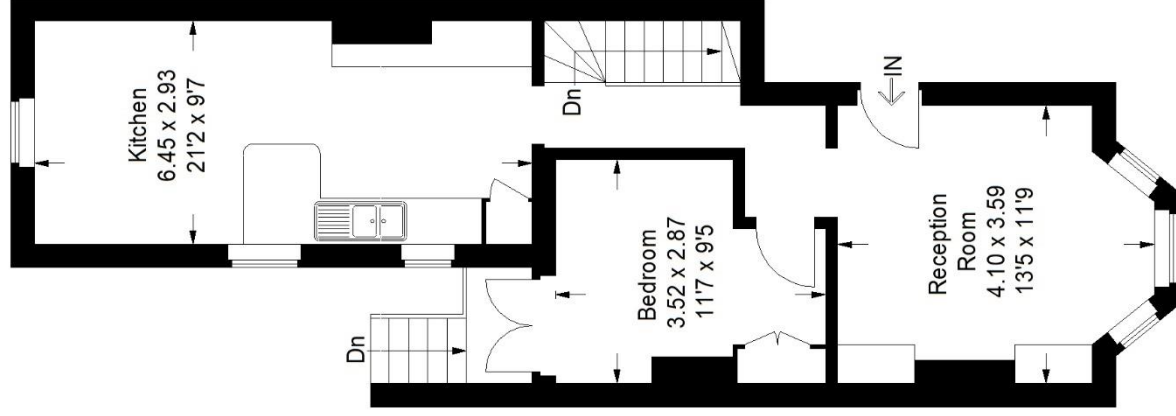
Basement = 52.4 sq m / 564 sq ft

Ground Floor = 49.2 sq m / 530 sq ft

Total = 101.6 sq m / 1094 sq ft



Basement



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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