



Pleydell Avenue, SE19  
Offers over £925,000

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# In general

- 1468 sq ft / 136.4 sq m
- Bespoke new home
- 19ft luxury kitchen / diner
- Prime road in central Crystal Palace
- Three double bedrooms
- Generous main bedroom with en suite
- Utility room
- Energy efficient build

# In detail

A beautifully finished high specification three double bedroom end of terrace house forming part of one of the most sought after roads in central Crystal Palace.

This energy efficient and unique property was build completed in late 2020 and has been meticulously designed to fit with the Victorian street scene, whilst boasting all of the benefits of a modern, bespoke, development. It's rare to see both character and contemporary functionality harmoniously providing fresh and inviting accommodation - a warm, comfortable, and interesting place to call home. The flexible living space is arranged over three levels and incorporates ample fitted storage and a WC on the ground floor. The heart of the home is a 19ft kitchen / diner with engineered oak flooring, a luxury hand-finished kitchen with quartz surfaces, a large glass skylight, and bi-fold doors to outside, which perfectly incorporate both areas in summer months. Upstairs the reception room has been tastefully finished in a darker tone and features a cast iron burner which makes this room the ideal cosy evening retreat. The remainder of this level comprises of a bedroom with a Juliette balcony and the principle bathroom with premium matt black fittings, also a handy utility room. The top floor houses the main bedroom with fitted wardrobe storage and a generous en suite with a walk-in shower and a sunny skylight.

Externally there is low maintenance walled courtyard garden which offers an idyllic space for entertaining friends and family, or simply relaxing with a book in the sunshine. At the front of the house is a custom bike shed and a large bin store.

Pleydell Avenue is a quiet tree-lined road within a community-orientated neighbourhood, moments from Crystal Palace station and enabling ease of access to the many shopping and leisure options which are at the vibrant Triangle. 200 acres of Crystal Palace Park are also practically on the doorstep.

Much thought and planning has gone into the careful design and execution of this unique property that offers an immediately enjoyable and solidly built new home.

EPC: B | Council Tax Band: E



# Floorplan



## Pleydell Avenue, SE19

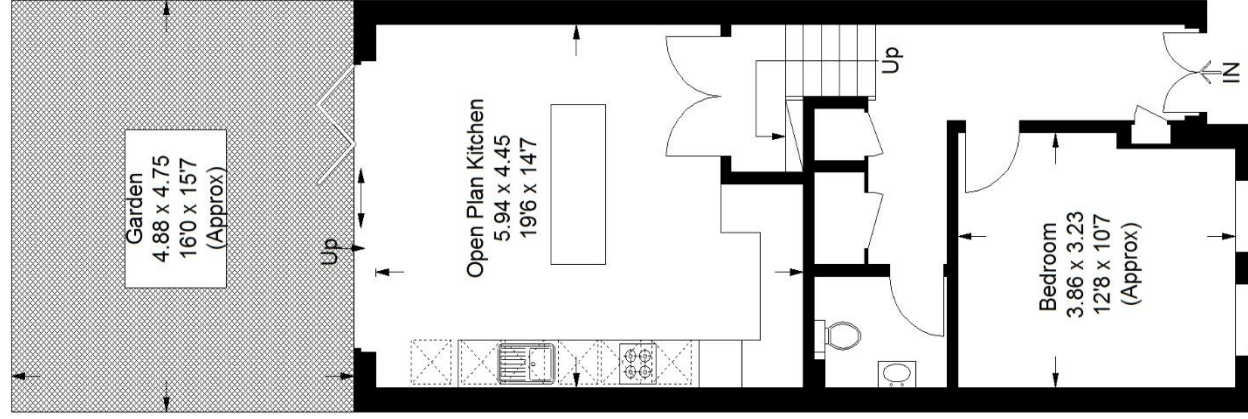
Approximate Gross Internal Area

Ground Floor = 54.2 sq m / 583 sq ft

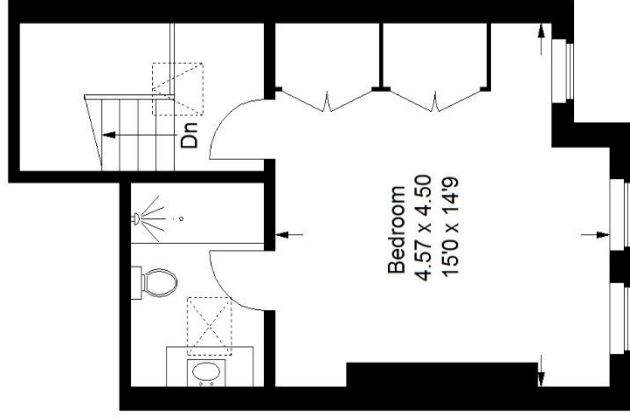
First Floor = 50.3 sq m / 541 sq ft

Second Floor = 31.9 sq m / 343 sq ft

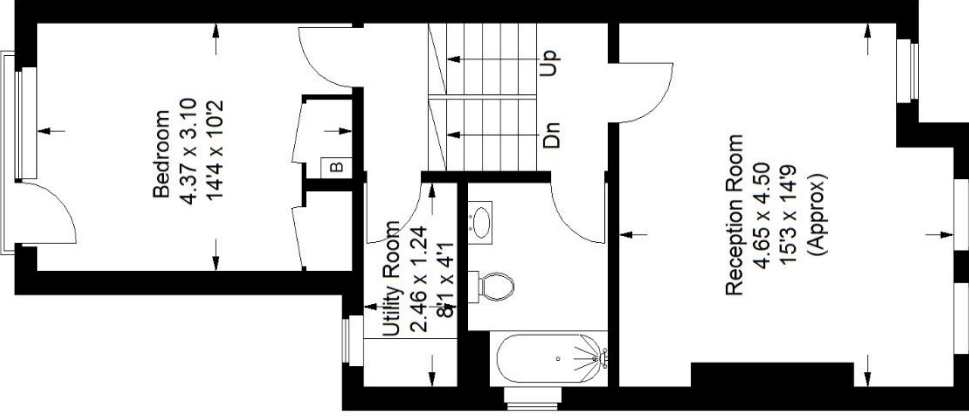
Total = 136.4 sq m / 1468 sq ft



**Ground Floor**



**Second Floor**



**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	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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