



Spa Hill, SE19
OIEO £415,000

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In general

- 880 sq ft / 81.8 sq m
- Modern kitchen / diner
- Two double bedrooms with fitted storage
- Low maintenance private garden
- Separate private courtyard
- Sunny reception room with bi-fold doors
- Boutique development
- High ceilings

In detail

A spacious two double bedroom garden flat offered in excellent condition and backing onto allotments.

This property is one of just four residences in this boutique development, which was completed just six years ago. The generous accommodation totals 880 sq ft / 81.8 sq m and is neutrally decorated throughout, complimented by contemporary grey flooring and a modern fully tiled bathroom featuring a rainfall shower. Open the bi-fold doors in the spacious reception room to seamlessly merge indoors with the outdoors, making the most of the open-plan fully fitted kitchen / diner - perfect for social gatherings and entertaining. The ample proportions of the living space benefit from natural light streaming in from the garden views, and it's a pleasant place to relax. Both bedrooms have fitted storage and high ceilings, and the second has private access to a separate courtyard where guests can have their own outside space. The low maintenance garden extends to 29ft and has a barbecue patio and a deck for seating which overlooks allotments.

Spa Hill is primarily served by transport links that include Thornton Heath and Crystal Palace rail, as well as bus routes along the road. It is also within walking distance to the vibrant Crystal Palace Triangle and various amenities.

EPC: B | Council Tax Band: C | Lease: 119 years remaining | SC: £960pa | GR: £250 | BI: £226.13



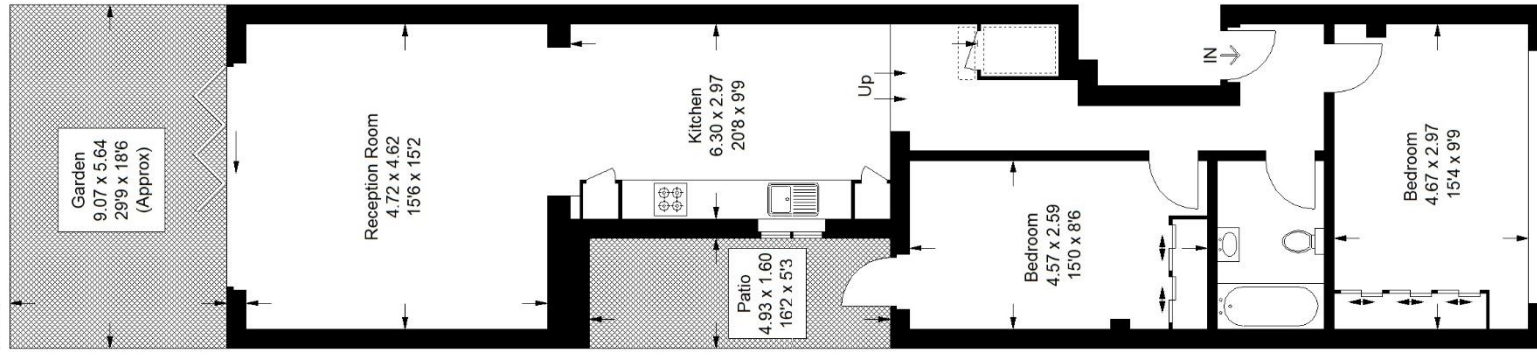
Floorplan

Spa Hill, SE19

Approximate Gross Internal Area
81.8 sq m / 880 sq ft



▨ = Reduced Headroom Below 1.5 M / 5'0"



Ground Floor

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

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