



Farquhar Road, SE19  
Guide Price £650,000-£675,000

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# In general

- 1218 sq ft / 113.2 sq m
- Three bedroom split level conversion
- Characterful features throughout
- Spacious kitchen / diner
- Four piece bathroom
- Separate WC
- Central location
- Large reception room with elevated City views

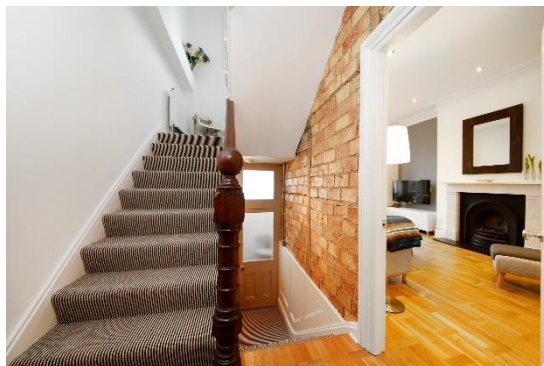
# In detail

An exceptionally well proportioned three bedroom split level period conversion forming a prime road in central Crystal Palace.

This characterful accommodation is arranged over three levels and boasts excellent room proportions and contemporary upgrades that make for a warm and inviting new home. Accessed via the ground floor, stairs lead to a separate WC on the first and an 18ft 4 reception room with a light-filled bay window which boasts far-reaching elevated City views and a bright southerly aspect. The kitchen / diner is equally well proportioned and includes white high gloss cabinetry with integrated appliances and stone surfaces - an ideal space for those who enjoy cooking and entertaining. The remaining accommodation comprises of three bedrooms (two with fitted storage), two landing areas which could be perfect for home working spaces, and a stylishly finished bathroom with a separate walk-in shower, Duravit sanitary ware, and under floor heating. Further notable points include exposed brickwork, replacement double glazed sash windows, original fireplaces, oak flooring with acoustic underlay, and ceiling coving. There is also a large loft space with services (water and electricity) in place for conversion (STP).

Farquhar Road is moments from everything that the vibrant Triangle has to offer including an Everyman cinema and a variety of independent boutiques and cafes. Both Gipsy Hill and Crystal Palace stations are within easy reach, as is Crystal Palace park which hosts a variety of events throughout the year and is a large green space to enjoy on weekends.

EPC: C | Council Tax Band: D | Lease: 115 years remaining | SC: £1,455 | GR: £10 | BI: Included in service charge

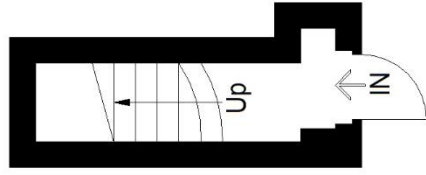


# Floorplan

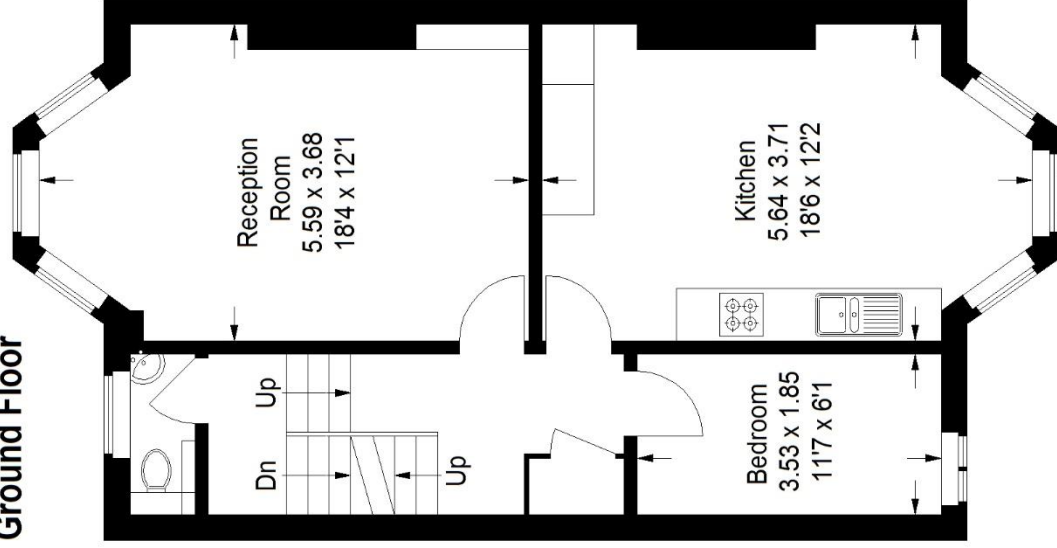
**Farquhar Road, SE19**

Approximate Gross Internal Area

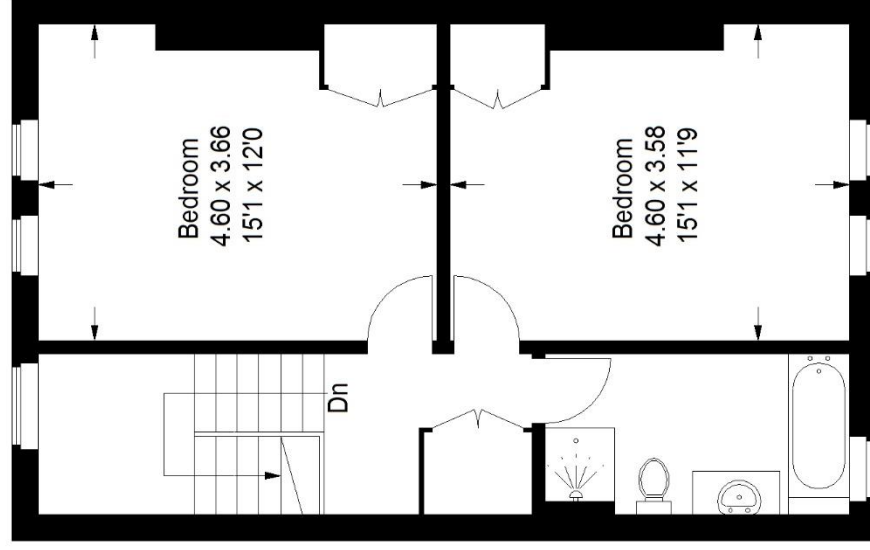
113.2 sq m / 1218 sq ft



**Ground Floor**



**First Floor**



**Second 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		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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