



Camden Hill Road, SE19  
Guide Price £665,000

0208 702 9333  
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# In general

- Split level garden flat
- Scandinavian-style kitchen / diner
- Period features throughout
- South-facing private garden & separate terrace
- Central location
- Premium finish
- Two double bedrooms

# In detail

A beautifully presented and exceptionally well upgraded split level garden flat positioned on a highly regarded road within the Crystal Palace Triangle.

This rarely available style of property offers characterful accommodation arranged over two levels and includes high ceilings, period features, and light and bright living spaces that extend to nearly 1000 sq ft. The entrance level comprises of a Scandinavian-style kitchen / diner with warm wood cabinetry, fitted appliances, Corian surfaces, and double doors to a raised sun terrace, whilst a spacious reception room includes stripped flooring, a large bay window, and a feature fireplace. The balance of this living area lends well to both entertaining and separation for relaxing cosy evenings. The remainder of the level includes a separate WC and a door to outside. Stepping downstairs reveals two double bedrooms (one with a wood burner) which both have engineered solid wood flooring and stylishly finished fitted storage. There is also a bathroom with underfloor heating, brass fittings and contemporary tiling, as well as further storage space and a separate entrance if desired. The stylish finish has been executed with matching cabinetry, surfaces and tiling throughout the entire flat, for a complete consistent feel. Externally there is direct access to an immaculate private rear garden which boasts a southerly aspect, a lower courtyard, and a patio seating area - the perfect setting for barbeques or chilled evenings with friends and family in the summer months.

Camden Hill Road is a quiet residential street which is a stones throw from everything that the vibrant Triangle has to offer including independent shops and eateries, an Everyman cinema, and 200 acres of parkland at Crystal Palace Park. If transport is a consideration then both Gipsy Hill and Crystal Palace rail links are easily accessible with direct trains to Canada Water and London Victoria.

If you have been looking at other garden flats in the area then forget them and start here -the character, space, homely feel, and standard of finish will surpass expectation.

EPC: D | Council Tax Band: C | Lease: 88 years remaining | SC: £455 | GR: £10 | BI: £640



# Floorplan

## Camden Hill Road, SE19

Approximate Gross Internal Area

94.3 sq m / 1015 sq ft

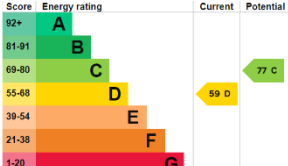


Ground Floor

Lower Ground 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.



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