



Orleans Road, SE19  
£650,000

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# In general

- 1208 sq ft / 112.2 sq m
- A share of the freehold
- No onward chain
- High specification finish
- En suite shower room
- Private entrance
- Highly regarded road

# In detail

A beautifully presented high specification two / three bedroom split level maisonette forming part of a highly regarded road nearby central Crystal Palace.

The property is one of just two within an attractive brick-fronted Victorian build and totals 1208 sq ft / 112.2 sq m, accessed via a private entrance and arranged over three floors. The accommodation has been completely upgraded and finished in contemporary tones, whilst retaining characterful features of the period. A bespoke kitchen has been thoughtfully designed to maximise storage and includes premium Neff appliances, granite surfaces, and a Belfast sink. A generous bathroom also boasts replacement sash windows and a separate walk-in shower. The reception room extends to 16 ft 2 with enough space to dine and has fitted cabinetry, a feature fireplace and coving - an ideal space to relax and unwind. Upstairs is the master suite with an abundance of eaves storage, skylights with attractive green views, and an en suite with a rainfall shower. Further benefits include a share of the freehold and no onward chain.

Orleans Road is a popular residential street which is well placed for a huge variety of independent shopping and leisure choices at the Triangle, also Upper Norwood Recreation Ground, and ease of access to both Gipsy Hill and Crystal Palace stations which operate to Victoria and London Bridge, as well as the East London Line which runs to Shoreditch and Canada Water.

EPC: D | Council Tax Band: C | Lease: TBC | SC: As & When | GR: N/A | BI: £400

N.B. There is an option to purchase fully furnished.



# Floorplan

## Orleans Road, SE19

Approximate Gross Internal Area  
(Excluding Eaves)

112.2 sq m / 1208 sq ft



**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		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		

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