



Victoria Crescent , SE19
£485,000

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In general

- Characterful hall floor conversion
- A share of the freehold
- 24ft 8 reception room
- Modern kitchen and bathroom
- Well maintained communal rear garden
- Loft storage
- Convenient location

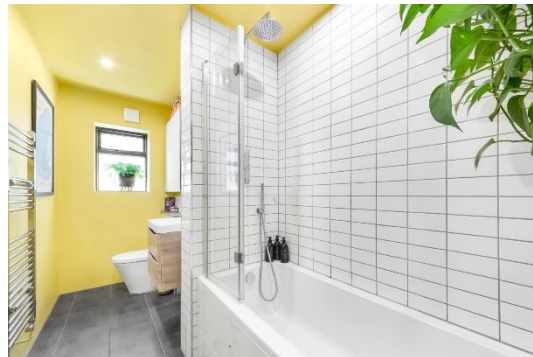
In detail

A light, bright and characterful two bedroom hall floor period conversion positioned on a quiet residential road moments from central Crystal Palace.

This fresh and vibrant property forms part of a beautifully well maintained detached Victorian building and boasts high ceilings and an excellent standard of accommodation, ready for a new owner to immediately enjoy. A bold use of colour both energises and calms where required and, combined with a modernised kitchen and bathroom, makes for a comfortable and interesting place to call home. The main bedroom extends to 14ft 7 and includes a large shuttered bay window, coving, and ample room for plenty of wardrobe space, whilst the second is also a good size and works well as an occasional guest room or home office. The bathroom has been finished in a mustard tone which is complimented by grey grout and features a rainfall shower and a heated towel rail. The central living space has been thoughtfully designed to incorporate a contemporary kitchen with ample storage, honeycomb splash tiling, and a sit-up breakfast bar. Although already well proportioned at 24ft 8, a further bay window allows for an ideal dining area, whilst bespoke shelving and a feature fireplace complete the room. Further points to note include loft storage, a share of the freehold, and a superbly maintained communal garden with a shed, seating area and mature planting - a great space to enjoy when the weather allows.

Victoria Crescent is a no-through road which is well placed for access to a multitude of shopping and leisure options at The Triangle, also both Gipsy Hill and Crystal Palace rail links.

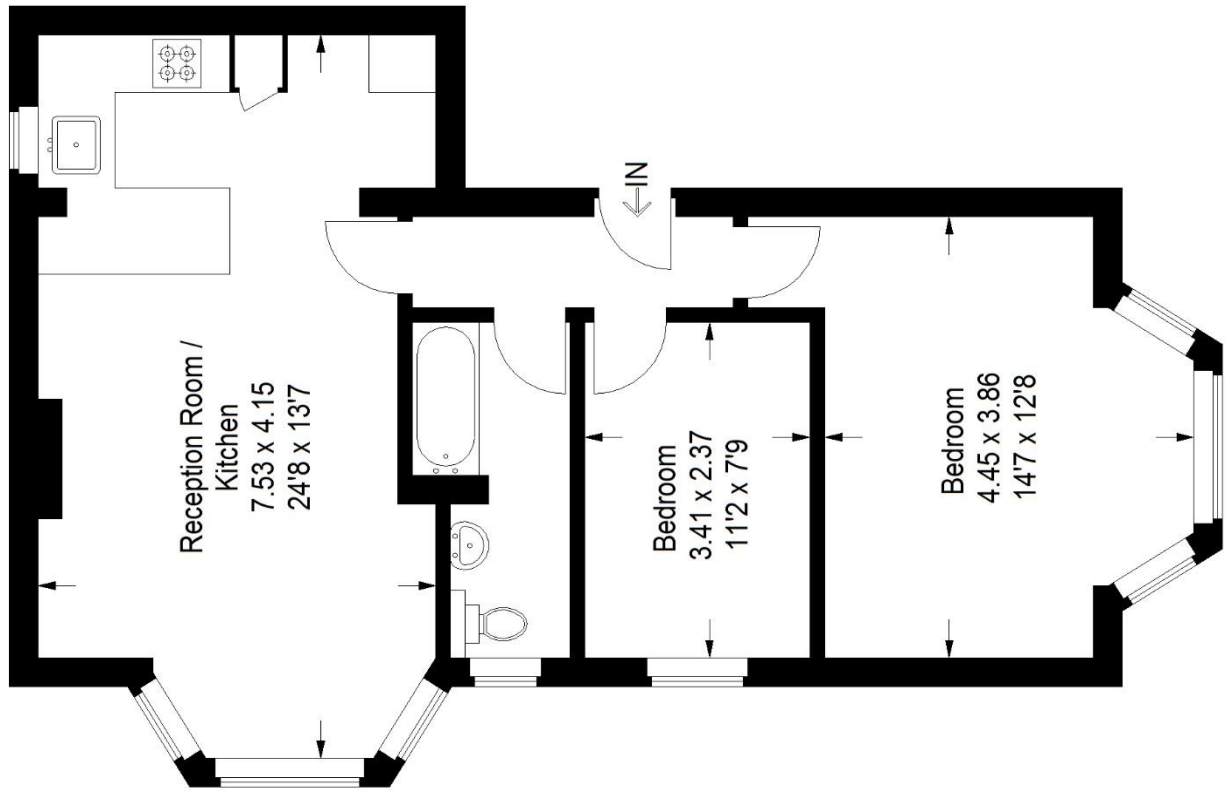
EPC: D | Council Tax Band: C | Lease: 998 years remaining | SC: £110 | GR: n/a | BI: Incl in SC



Floorplan

Victoria Crescent, SE19

Approximate Gross Internal Area
63.7 sq m / 686 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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