



Palace Square, SE19
£450,000

0208 702 9333
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In general

- No onward chain
- A share of the freehold
- 729 sq ft / 67.7 sq m
- Quiet cul de sac
- Close to Crystal Palace station
- Well maintained communal garden

In detail

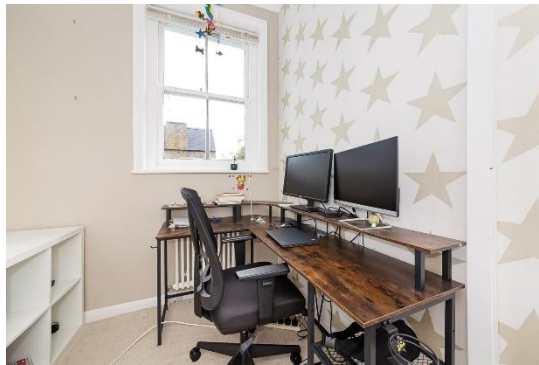
A light and bright two bedroom raised ground floor period conversion forming part of a quiet residential cul de sac moments from Crystal Palace station.

This characterful property boasts a 19ft reception room with high ceilings, a sunny south-westerly aspect, and a large box bay with sash windows and original shutters. The living space is open to a sage green shaker-style kitchen with integrated appliances, stripped wood flooring, and a Belfast sink. The main bedroom extends to 16ft 7 and is positioned at the rear of the building overlooking the gardens, there is also fitted storage, and a share of the freehold. Externally the communal grounds are immaculately maintained with mature planting and offers a pleasant space to enjoy when the weather allows.

Palace Square is a prime location with ease of access to the many shopping and leisure options at the centre of town. Also, rail links to central and East London, as well as Crystal Palace Park.

No onward chan.

EPC: C | Council Tax Band: C | Lease: 89 years remaining | SC: £ 125pm | GR: N/A | BI: TBC

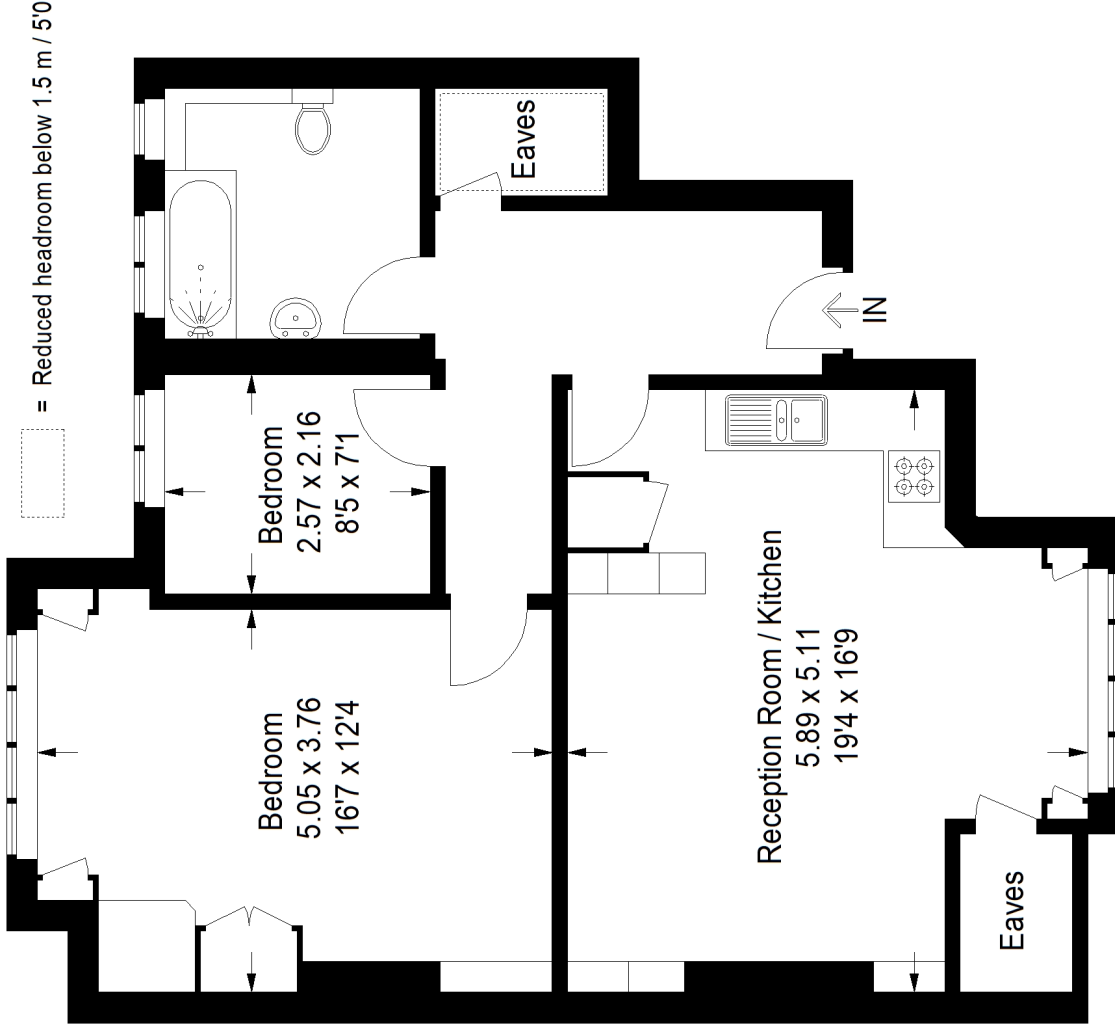


Floorplan

Palace Court, SE19

Approximate Gross Internal Area
(Excluding Eaves)

67.7 sq m / 729 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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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