



Church Road, SE19  
£335,000

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# In general

- No onward chain
- A share of the freehold
- Pleasant courtyard garden
- Centrally located
- High specification finish
- Boutique development
- First floor

# In detail

A light and bright one bedroom first floor apartment centrally positioned within the Crystal Palace Triangle and available for sale with no onward chain.

This neutrally decorated and well presented property boasts a high specification finish and is one within a small development, tucked away in a quiet location. Noteworthy features include a 19ft reception room which is open-plan to a high-gloss kitchen with integrated appliances, solid oak flooring, wooden double glazed sash windows which flood the space with natural light, a contemporary bathroom, a share of the freehold, a high energy efficiency rating, and the remaining new homes warrantee. Externally there is a pretty communal courtyard garden for relaxing on sunny summer days.

Positioned at the favourable end of Church Road, this property is moments from everything that the centre of town has to offer including an Everyman cinema (on the road) and independent shopping and dining options. Also, Crystal Palace and Gipsy Hill rail links are easily accessible, as well and Crystal Palace and Westow Parks.

In our opinion, an ideal first time or investment purchase in a highly convenient location.

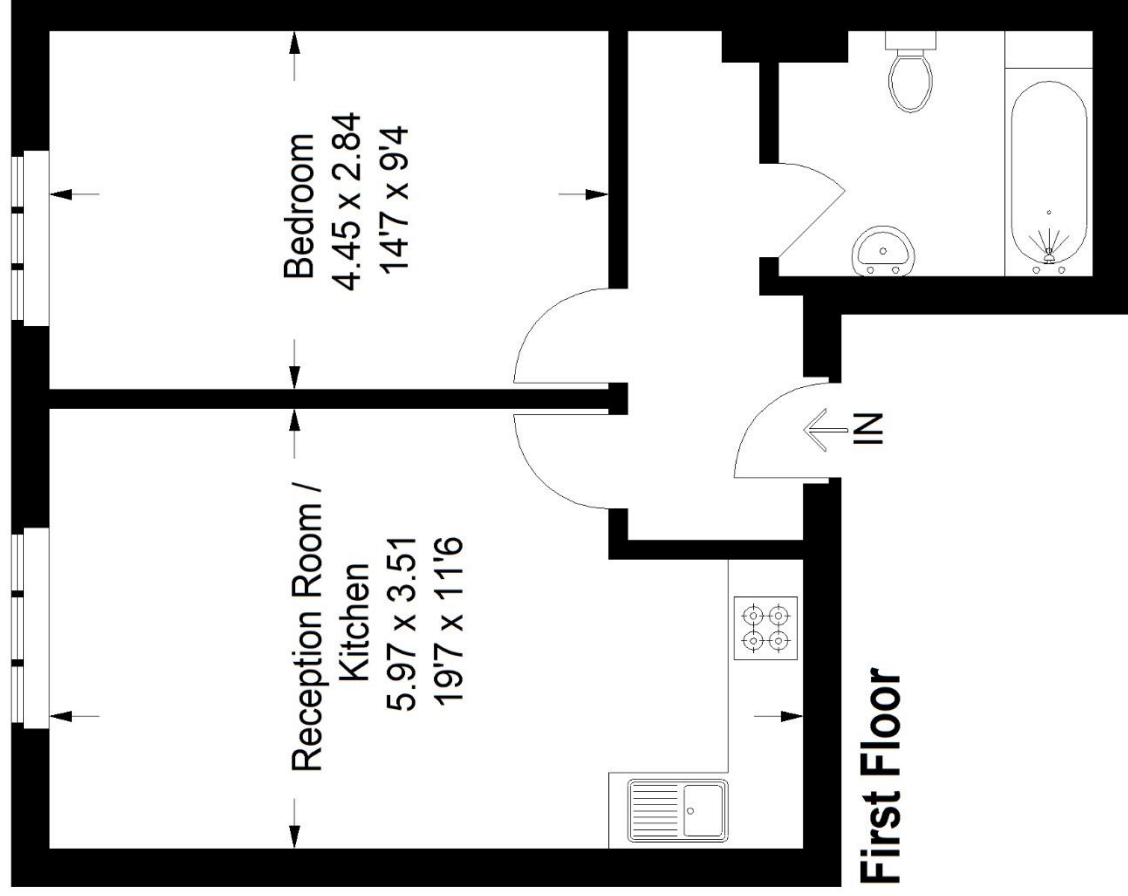
EPC: B | Council Tax Band: B | Lease: 114 Years Remaining | SC: £1,049 | GR: £0 | BI: Incl in SC



# Floorplan

## Church Road, SE19

Approximate Gross Internal Area  
43.7 sq m / 470 sq ft



**First Floor**

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

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