



Camden Hill Road, SE19
Offers in excess £350,000

0208 702 9333
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In general

- One bedroom conversion
- Excellent decorative condition
- Stripped wood flooring and features
- Close to transport & amenities
- Share of the freehold
- No onward chain
- Central location

In detail

A very well presented one bedroom raised ground floor conversion centrally positioned moments from the Crystal Palace Triangle, available for sale with no onward chain and a share of the freehold.

This decoratively upgraded accommodation offers an immediately enjoyable blank canvas, positioned on a sought-after quiet residential road. The property is one of three residences which form part of this attractive Victorian building and boasts high ceilings and period features such as coving and stained stripped wood flooring. The bedroom benefits from a large bay window (with a panelled surround) and allows for lots of natural light, whilst the addition of a solid fuel burner in the reception room is perfect for winter evenings. A modern kitchen has solid wood surfaces and ample work and storage space, whilst a picture window is ideal for overlooking surrounding chimney pots and an impressive view of the City skyline. The remaining space includes a contemporary wet-room with a rainfall shower, metro brick tiling, and a heated towel rail.

Camden Hill Road works well for both Gipsy Hill and Crystal Palace rail links, whilst a wealth of independent shopping and leisure options are practically on the doorstep.

EPC: D | Council Tax Band: B | Lease: 146 years remaining | SC: As & When | GR: Peppercorn | BI: £272pa

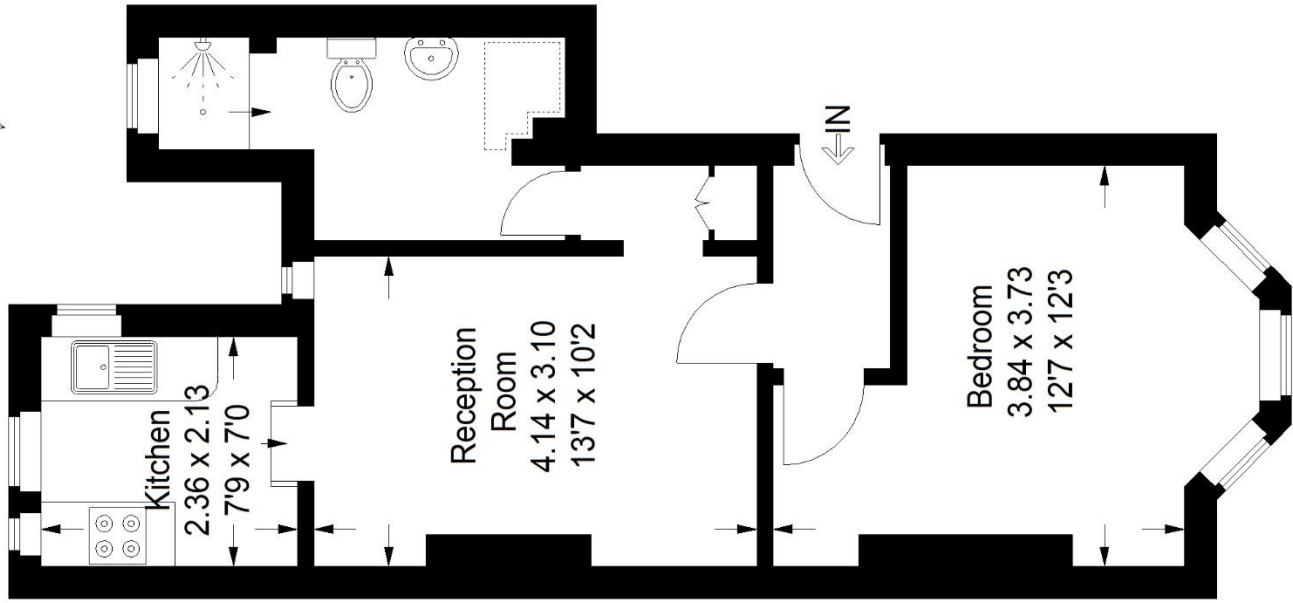


Floorplan

Camden Hill Road SE19

Approximate Gross Internal Area

41.9 sq m / 451 sq ft



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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	74 C
39-54	E		
21-38	F		
1-20	G		

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