



High View Road, SE19  
£575,000

0208 702 9333  
[pedderproperty.com](https://www.pedderproperty.com)

**pedder**



# In general

- Ground floor period conversion
- Private entrance
- A share of the freehold
- 34ft garden with summer house
- Modernised kitchen and bathroom
- Study / utility room
- Period features

# In detail

A characterful two bedroom ground floor garden flat forming part of a very quiet residential road conveniently positioned for central Crystal Palace.

This light and spacious property is accessed via a private entrance and is one of just two that make up a detached Victorian building, with the benefit of a share of the freehold. The accommodation provides a flexible arrangement, depending on preference, and has been updated to offer an immediately enjoyable new home. High ceilings, a feature fireplace, and stripped wood flooring mesh seamlessly against a contemporary grey kitchen with metro brick tiling and quartz surfaces - a sociable living and dining space with double doors to outside makes a perfect place to enjoy evening meals or entertain. The reception room extends to 19ft and boasts a large box bay with sash windows, and fresh décor which provides an inviting space to relax and unwind. The main bedroom is at the rear of the building and overlooks the garden, whilst a study / utility room is ideal for home working and keeping laundry out of the way. This leads to beautifully finished bathroom with premium fittings and a rainfall shower. Externally there is a low maintenance 34ft private rear garden which has both a decked seating area and patio, and a brightly coloured summer house. Surrounded by greenery, this is the ideal backdrop for family barbeques or summer evenings around a fire pit.

High View Road is a relatively small street predominantly made up of period properties and is primarily served by rail links at Gipsy Hill station. The vibrant Triangle is also nearby with a myriad of ever-changing and interesting shopping and leisure options.

This stylish property should be seen to be appreciated.

EPC: E | Council Tax Band: C | Lease: 994 Years Remaining | SC: £0 | GR: £0 | BI: £962.71



# Floorplan

High View Road, SE19



Approximate Gross Internal Area  
(Excluding Shed / Summer House)  
77.2 sq m / 831 sq ft



= Reduced headroom below 1.5 m / 5'0

Copyright www.pedderproperty.com © 2024  
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		
39-54	E	54 E	74 C
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.