



Palace Square, SE19 | Guide Price £450,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



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 18ft 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.

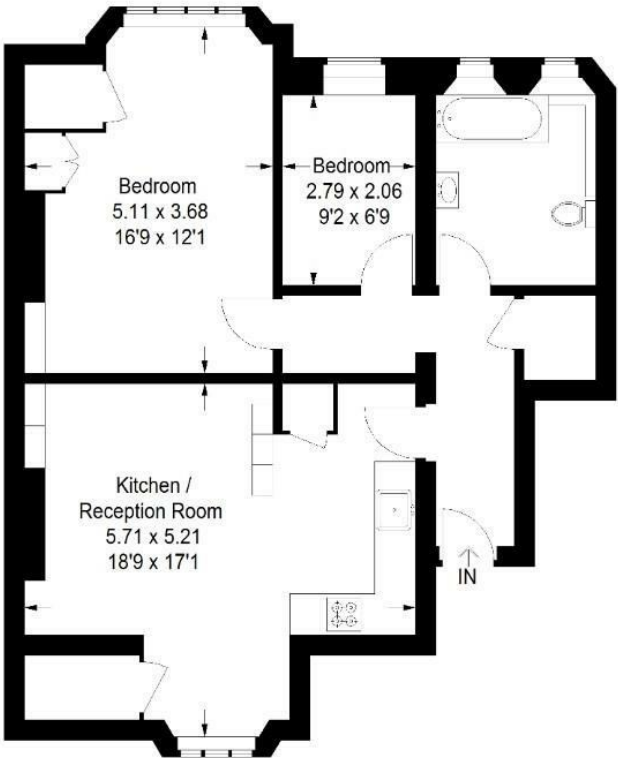
EPC: C | Council Tax Band: C | Lease: 983 years remaining | SC: £140pm | GR: N/A | BI: Incl in SC



Floorplan

Palace Court, SE19

Approximate Gross Internal Area
69.9 sq m / 752 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2025
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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 102 plus) A | | |
| (81-101) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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.