



Fox Hill, SE19 | Guide Price £700,000

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# In General

- A share of the freehold
- No onward chain
- Private patio and balcony
- 1,435 sq ft / 133.3 sq m
- Private entrance
- 25.8 ft kitchen / diner
- 19 ft reception room
- Period features
- Extensive cellar storage
- Prime residential road

# In Detail

\*GUIDE PRICE £700,000 - £725,000\*A characterful two double bedroom split-level period conversion positioned on one of the most highly regarded roads in Crystal Palace, available for sale with no onward chain.

The property has undergone a comprehensive renovation, thoughtfully reimagined by the current owners who have meticulously focused on the details, seamlessly integrating the charm of the old with modern luxury, all whilst incorporating high-end fixtures and fittings. The living space spans 1,435 square feet / 133.3 square meters and features private gated entry at the rear of an attractive brick-fronted Victorian building.

The entrance hall leads to an isolated WC, a standalone storage room, and a utility cupboard, opening into a spacious kitchen/diner. This 20-foot-long area is ingeniously designed with cooking and socialising in mind, equipped with contemporary cabinetry, quartz countertops, premium appliances, a boiling water tap, and underfloor heating throughout. Additionally, this floor provides access to extensive cellar storage.

The upper-level houses two double bedrooms, with the main bedroom featuring an inviting decked balcony that overlooks the garden. The remainder of this floor includes an elegantly finished bathroom with a separate walk-in shower and a substantial 19ft reception room with high ceilings, coving, a striking feature fireplace, and a large sunny sash bay window. This impressive area can easily accommodate large furniture and provides a comfortable retreat to relax and unwind. The upper-level is elegantly finished with herringbone engineered wood flooring throughout.

Externally there is a private patio which is tucked away with a sunny southerly aspect and a large mature rear garden shared with one other freeholder.

Fox Hill forms part of the local conservation area and was once famously painted by impressionist artist Camille Pissarro in 1870. This leafy residential road is largely made up of sizeable period houses and is well pl



# Floorplan

## Fox Hill, SE19


Approximate Gross Internal Area

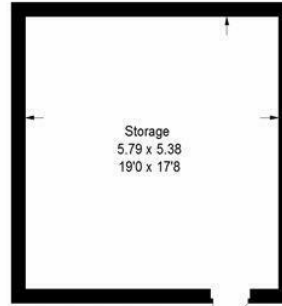
101.8 sq m / 1096 sq ft

Storage = 31.5 sq m / 339 sq ft

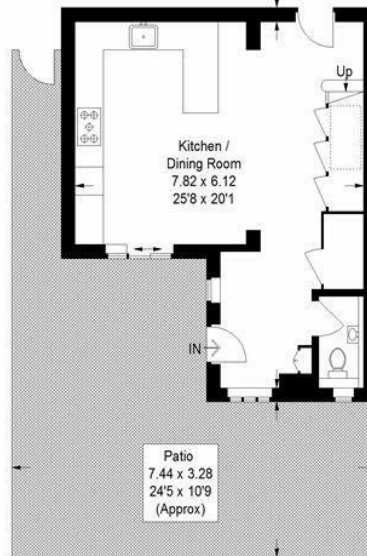
Total = 133.3 sq m / 1435 sq ft



 = Reduced headroom below 1.5 m / 5'0



(Not Shown In Actual Location / Orientation)



**Basement**



**Raised 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.

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
|   |           |
|   |           |
|   |           |
|   |           |
|   |           |
|   |           |
|   |           |
| 67  | 81        |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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