



Harold Road, SE19 | £350,000

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In General

- 686 sq ft / 63.7 sq m
- No onward chain
- High standard of finish
- Private gated entrance
- Opposite parkland
- 27 ft 6 living space
- Luxury bathroom
- Private outside space
- Under floor heating

In Detail

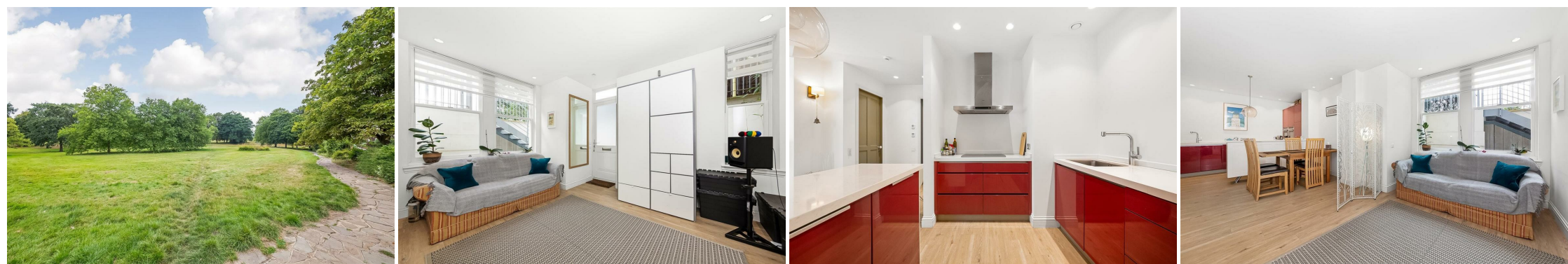
A high specification one bedroom garden flat positioned on a prime residential road and moments from central Crystal Palace.

This spacious property (686 sq ft) is accessed via a private gated entrance and forms part of an attractive Victorian detached building situated directly opposite parkland. The accommodation has been finished to an exceptionally high standard and includes stylish fittings and recently replaced windows and doors. A 27ft 8 reception area allows for plenty of living and dining space and is socially open to a contemporary kitchen with quartz surfaces and integrated appliances, finished in a vibrant colour and perfectly separated for entertaining friends a family. The bedroom provides a calm and relaxing retreat with fitted storage and double doors to outside, whilst the bathroom gives a unique hotel-esque vibe. This room has been finished in marble tiling with two vanity stations, a large walk-in rainfall shower, and a separate roll-top bath - a luxurious sanctuary at the end of a long day. Further benefits include a separate WC / utility room, under floor heating, and fresh neutral decor. Externally there is a private courtyard garden which wraps around the property and offers an extension of the living space on pleasant days, as well as an area to store a bike if required.

Harold Road and is sought after for the quiet location and use of the parkland on the doorstep, also the convenience of being nearby central Crystal Palace with a multitude of shopping and leisure options. The area is primarily served by both Crystal Palace and Gipsy Hill rail links.

No onward chain.

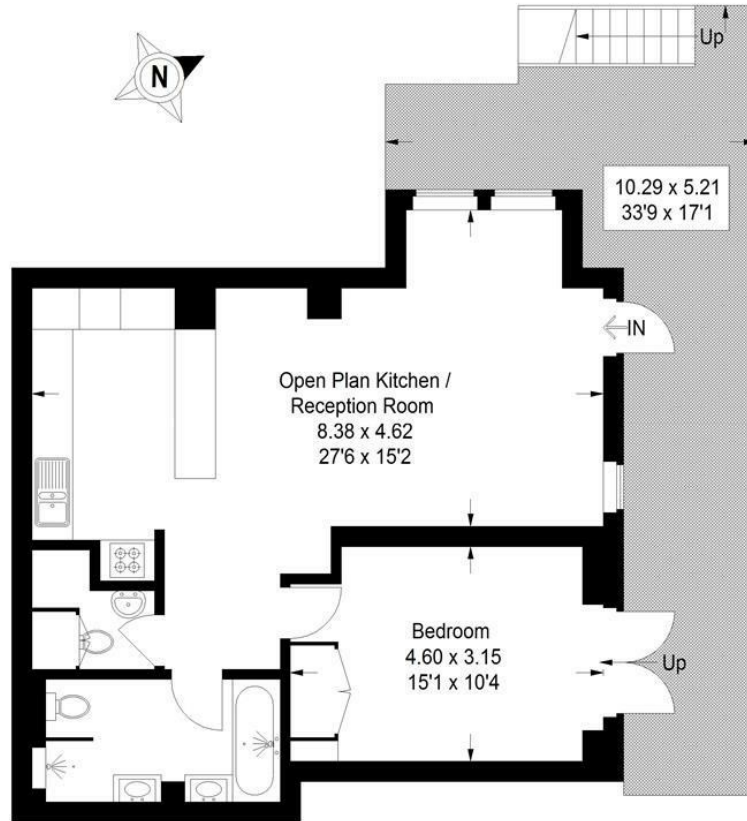
EPC: C | Council Tax Band: B | Lease: 112 years remaining | SC: £800 | GR: £445.89 | BI: TBC



Floorplan

Harold Road, SE19

Approximate Gross Internal Area
63.7 sq m / 686 sq ft



Lower 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		78	78
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	