



Chevening Road, SE19 | Guide Price £375,000

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# In General

- No onward chain
- Elevated parkland views
- Secure gated parking
- Lift
- Modernised throughout
- Sought after location
- Sunny double aspect reception

# In Detail

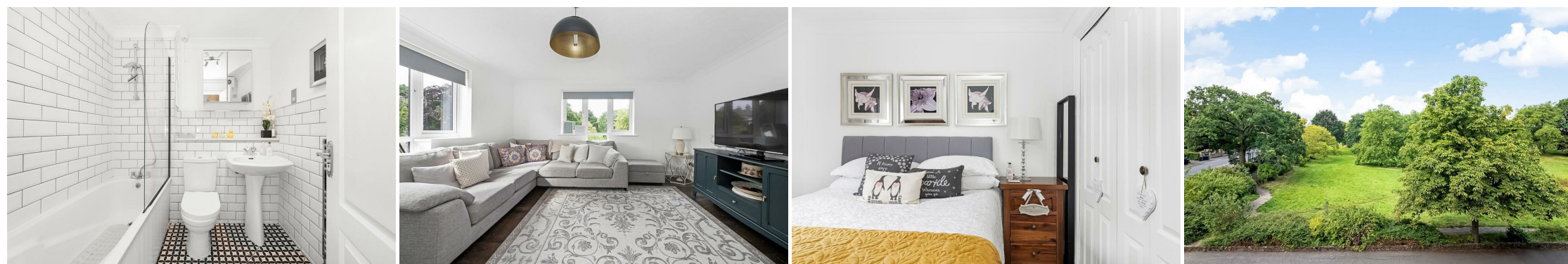
Guide Price £375,000-£400,000. A smart two bedroom purpose built apartment positioned on a prime residential road in Crystal Palace, boasting elevated parkland views and no onward chain.

The property has been completely upgraded by the current owner to offer a tastefully finished space with contemporary additions that offer an immediately enjoyable new home. The kitchen and bathroom have been modernised to include metro brick tiling and replacement flooring, whilst the reception room is a light and bright square room with engineered solid wood flooring, a sunny double aspect, overlooking the green opposite. The well appointed separation of the bedrooms works well for guests or long-term visitors, there's also fitted hallway storage and built-in wardrobes. Further benefits include a lift, secure gated allocated parking, recently fitted double glazed windows, new boiler and gas central heating.

Chevening Road adjoins the prestigious 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.

EPC: C | Council Tax Band: D | Lease 89 years remaining\* | SC: £3,513.34 | GR: TBC | BI: TBC

N.B: Lease extension in discussion

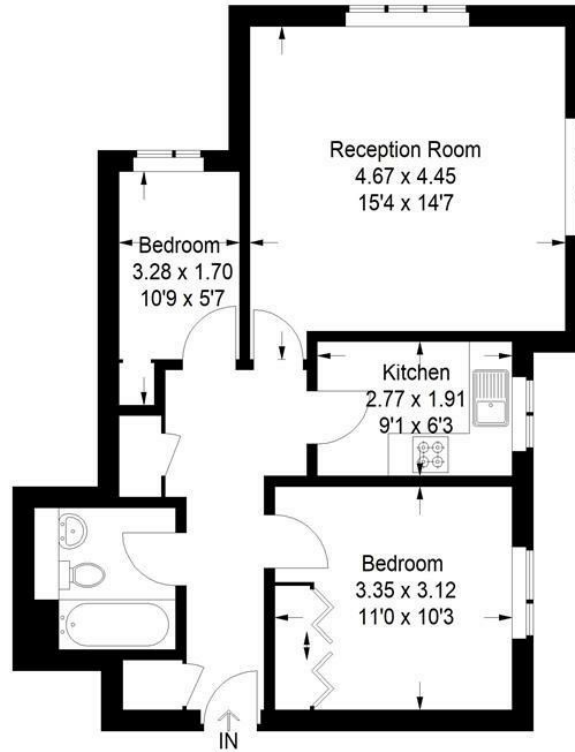




# Floorplan

## Conservatory Court SE19

Approximate Gross Internal Area  
55.5 sq m / 597 sq ft



### Second 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			
102 plus) A			
81-101) B		78	80
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		

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