



Auckland Road, SE19 | Guide Price £315,000

02087029333

crystalpalace@pedderproperty.com

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In General

- No onward chain
- A share of the freehold
- Off street parking
- A private terrace
- Convenient location
- Large windows and lots of natural light
- Spacious reception room

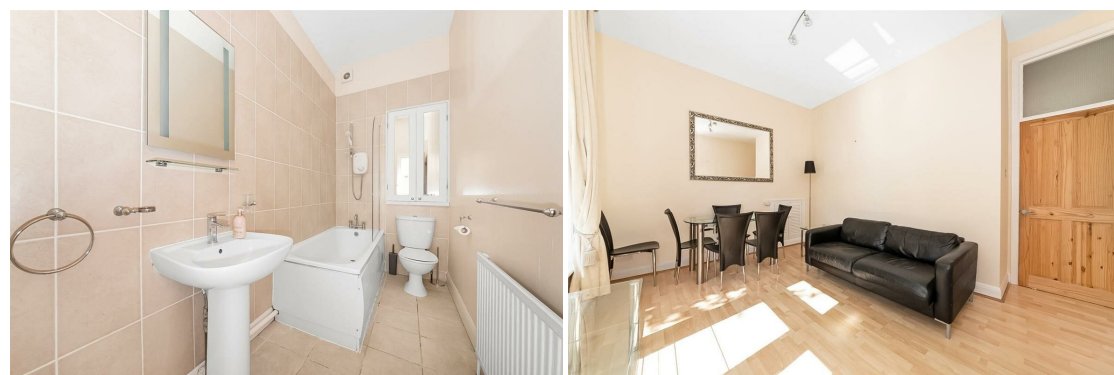
In Detail

Guide Price £315,000-£335,000. A characterful one bedroom first floor period conversion forming part of an attractive Victorian building, available for sale with no onward chain.

This light-filled accommodation is being sold with the benefit of a share of the freehold and offers a blank canvas for a buyer to make their own. The property is well proportioned to include a spacious reception room with large windows that overlook greenery, whilst a separate kitchen boasts much storage and work space. Both the bedroom and living room have a sunny southerly aspect, the bedroom also leading to a sizeable private terrace - perfect for enjoying a morning coffee or relaxing with a good book. The building itself is well maintained by the co-freeholders and recent works have enhanced the exterior. Further benefits include off street parking, a surprising amount of fitted storage, high ceilings, and a recently replaced boiler.

This property is situated at the more favourable end of Auckland Road, nearby sought after Fox Hill and Belvedere Road which enable ease of access to Crystal Palace rail links and the park. The Triangle at the centre of town is also moments away and boasts a variety of bars, shops, and restaurants, as well as an Everyman cinema.

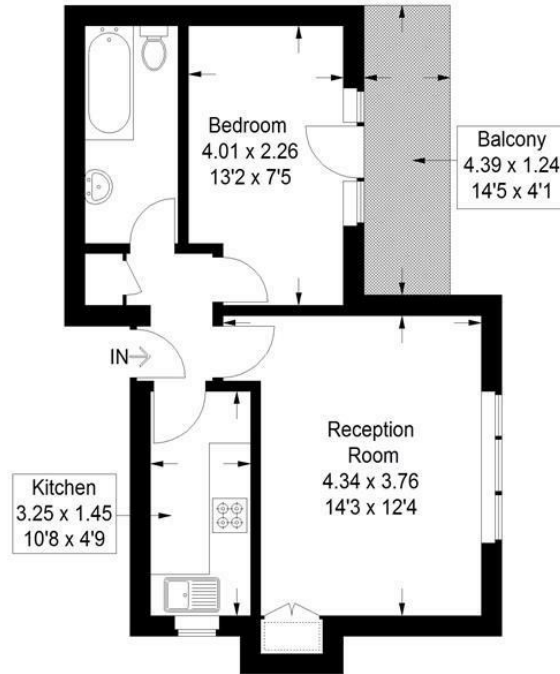
EPC: D | Council Tax Band: B | Lease: TBC | SC: £100 | GR: N/A | BI: TBC



Floorplan

Auckland Road, SE19

Approximate Gross Internal Area
37.3 sq m / 401 sq ft



First Floor

= Reduced headroom below 1.5 m / 5'0"

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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 | | | |
| 69-80) C | | | |
| 55-68) D | | 66 | 77 |
| 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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