



Church Road, SE19 | Offers In Excess Of £425,000

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## In General

- Three double bedrooms
- Two bathrooms
- Large open plan kitchen/living
- Central location
- Fresh neutral decor
- No onward chain
- Spacious period conversion

## In Detail

A light, bright, and modern three bedroom split level period conversion centrally located for transport links and amenities.

This spacious accommodation totals 902 sq ft / 83.8 sq m and offers flexible living space with a separate shower room and an en suite bathroom. Brief highlights include a 17 ft 3 sociable open-plan kitchen / reception room with large sash windows and a southerly aspect. Also, a long lease, fresh neutral décor, and no onward chain.

This section of Church Road forms part of the Crystal Palace Triangle and benefits from a wealth of shopping and leisure options on the doorstep. Also, ease of access to both Crystal Palace and Gipsy Hill rail links.

A must see property.

N.B. There is potential for furniture to be included as part of the sale.

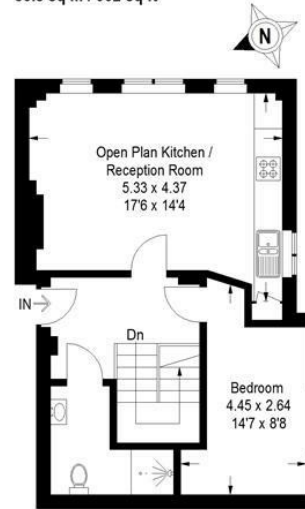
EPC: D | Council Tax Band: C | Lease: 122 years remaining | SC: £1,776 pa | GR: £150 pa | Buildings Insurance: TBC



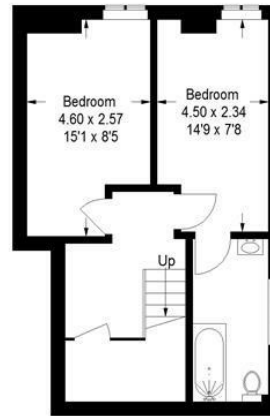
# Floorplan

Church Road, SE19

Approximate Gross Internal Area  
83.8 sq m / 902 sq ft



Ground Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		65	78
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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