



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

02087029333

crystalpalace@pedderproperty.com

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In General

- Private section of garden
- Quiet cul de sac location
- Ease of access to central Crystal Palace
- Exposed brick chimney and solid fuel burner
- Private entrance
- Large attic with potential to convert

In Detail

A stylishly finished two bedroom first floor maisonette quietly tucked away within a small cul de sac and centrally located for the Crystal Palace Triangle and station.

This light and bright property is accessed via a private entrance and offers a comfortable and immediately enjoyable new home that could make an ideal first purchase. The reception room overlooks a neatly kept communal green and boasts an exposed brick feature chimney with a DEFRA-approved wood burning stove, stripped wood flooring and a nicely recessed area for dining. A separate kitchen features solid wood worktops, metro tiling and ample storage. Both bedrooms are generously sized and situated at the rear of the building, offering views of the surrounding greenery, with the second also featuring fitted wardrobe storage. Externally there is a generous private section of garden including a vine-covered pergola seating area - a pleasant way to enjoy sunny summer days. Further points to note include a sizeable loft space with previous planning permission for conversion, fitted hallway storage, and a long lease.

Patterson Court is tucked away behind Patterson Road in a quiet, secluded spot and yet is moments away from the Triangle and within easy reach of the park and the station.

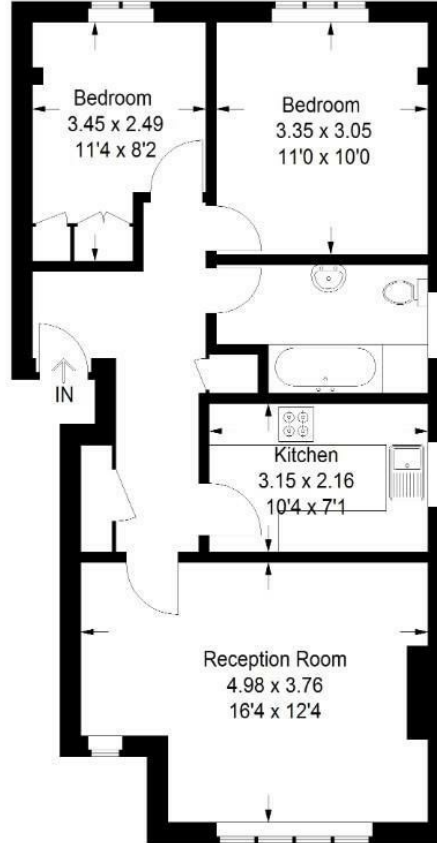
EPC: C | Council Tax Band C | Lease: 114 years remaining | SC: £0 | GR: Peppercorn | BI: £380pa



Floorplan

Patterson Court, SE19

Approximate Gross Internal Area
59.1 sq m / 636 sq ft



First 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		69	78
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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