



Beulah Hill, SE19 | £475,000

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In General

- Characterful period conversion
- No onward chain
- A share of the freehold
- Direct access to private garden
- Newly fitted kitchen / diner
- Convenient location

In Detail

A characterful two bedroom garden flat forming part of an attractive Edwardian building and available for sale with no onward chain.

The property has been remodelled and upgraded by the current owner to offer a warm, inviting, and immediately enjoyable new home. The reception room extends to 16ft and boasts a sunny sash bay window, feature fireplace., high ceilings and ornate coving. Both of the bedrooms have solid wood flooring, the larger benefitting from French doors to outside. The shower room has been stylishly finished with matt black fittings and a rainfall shower, whilst a newly fitted kitchen / diner has plenty of work and storage space, and double doors to a private garden with side access. Further benefits include a share of the freehold.

This location is convenient for many shopping amenities on the doorstep, also West Norwood rail links and bus routes to Brixton tube.

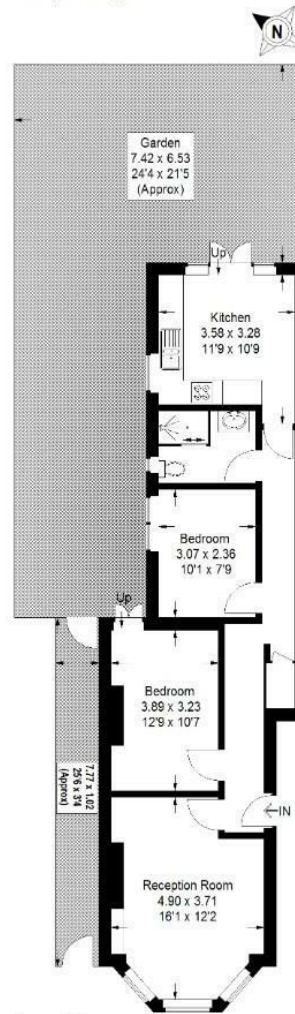
EPC: D | Council Tax Band: C | Lease: 990 years | SC: TBC | GR: TBC | BI: TBC



Floorplan

Beulah Hill, SE19

Approximate Gross Internal Area
62.0 sq m / 667 sq ft



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		60	73
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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