



Church Road, SE19 | Offers In Excess Of £265,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

**pedder**  
We live local





## In General

- One bedroom apartment
- Freshly upgraded
- Convenient location
- No onward chain
- Modern kitchen and shower room
- Fitted storage
- A share of the freehold
- Parking
- 950 + year lease

## In Detail

A neat one bedroom ground floor apartment forming a popular low rise mid century development nearby central Crystal Palace with no onward chain.

This neutrally decorated and recently modernised property could make an ideal first time or investment purchase for those seeking a hassle free new home. There is a fully tiled shower room with a power shower, heated towel rail, and underfloor heating. Also, fitted hallway and bedroom storage. A light and bright reception room extends to 15ft with folding doors, a south-easterly aspect, and overlooks well maintained communal grounds, whilst the kitchen has been designed to make the most of the space with high-gloss white cabinetry and solid wood surfaces. Other notable points include residents and visitors off street parking, a share of the freehold, and a safe, quiet development.

Church Road is served by both Gipsy Hill and Crystal Palace rail links and is conveniently placed for a wealth of shopping and leisure amenities at the Triangle which is just at the end of the road.

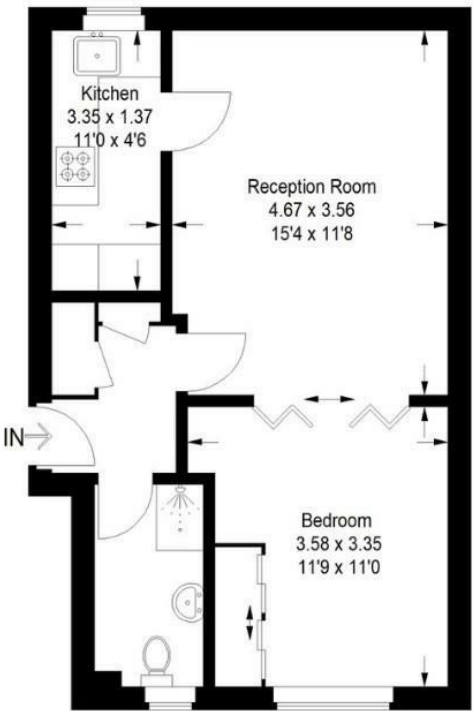
EPC : E | Council Tax Band: B | Lease: 956 years remaining | SC: £1,911 | GR : £0 | BI : Incl in SC



# Floorplan

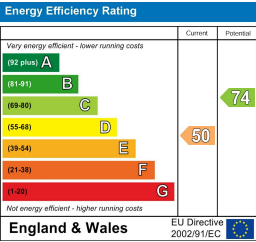
## Augustus Court, SE19

Approximate Gross Internal Area  
41.8 sq m / 450 sq ft



### Ground Floor

Copyright www.pedderproperty.com © 2025  
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.