



Woodland Road, SE19 | £675,000

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In General

- Two bedroom period conversion
- Extended and remodelled
- High specification
- A share of the freehold
- Low maintenance private garden
- Central location
- Private entrance
- Nearby transport links

In Detail

A stunning two bedroom ground floor garden flat positioned in the centre of the Crystal Palace Triangle, moments from various amenities and transport links.

Extended, remodelled, and completely transformed by the current owners, this exceptional property offers uniquely finished accommodation for a new owner to immediately enjoy. The property forms part of an attractive brick-fronted Victorian building and is accessed via a private entrance. The larger bedroom boasts a sunny shuttered bay window and beautiful solid wood chevron flooring, whilst the second bedroom benefits from custom shelving and a replacement double glazed window. The shower room has been finished with contemporary tiling and a rainfall shower, although the heart of the home is a 28ft socially open-plan kitchen / reception room with a bespoke kitchen and quarry tiling leading to a light-flooded living space with solid oak flooring and skylights. An improvement on the original footprint, this area extends to easily cater for both living and dining and has a glass slider leading to outside. The garden has been freshly landscaped and has Mediterranean vibe with low maintenance shrubbery, an easterly aspect, and a seating area for relaxing with friends and family.

Woodland Road is moments from the bustling Triangle with a wide variety of shopping and leisure choices, also easily accessible for both Crystal Palace and Gipsy Hill rail links.

EPC: C | Council Tax Band: C | Lease: 963 years remaining | SC: As & When | GR: N/A | BI: TBC



Floorplan

Woodland Road, SE19

Approximate Gross Internal Area
76.2 sq m / 820 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		
(81-91) B		
(69-80) C		
(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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