



Woodland Road, SE19 | Guide Price £425,000

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In General

- Ground floor garden flat
- Characterful features
- Fitted kitchen with breakfast bar
- High ceilings
- Private garden with a summerhouse
- Central location
- Separate study room
- Recently upgraded shower room
- 634 sq ft

In Detail

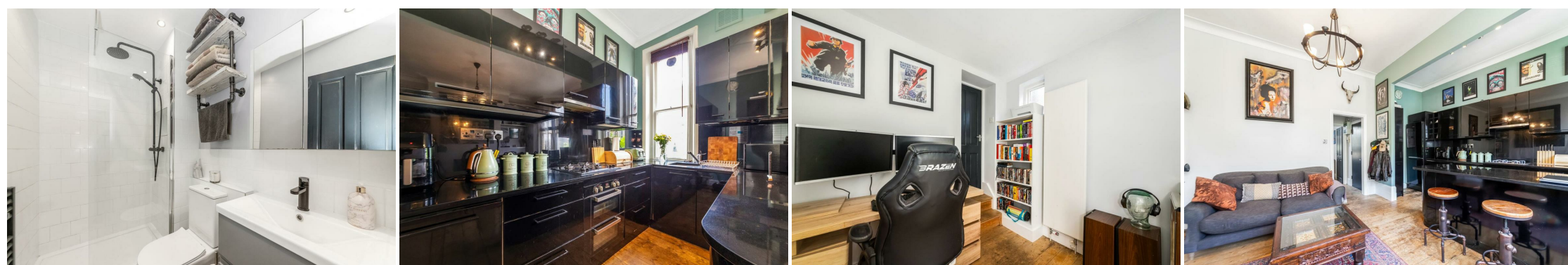
GUIDE PRICE £425,000 - £450,000

A characterful ground floor garden flat positioned on a highly regarded road in central Crystal Palace.

This neatly presented property boasts high ceilings and stripped wood flooring and a sunny bay window in the reception room. The kitchen is ideal for socialising with friends and family and includes ample storage and work space, and a sit up breakfast bar. The shower room has been recently upgraded with a walk-in rainfall shower, whilst the bedroom is quietly placed at the rear of the building with a large sash window and handy built-in storage. Beyond is a study room which is perfect for home working, with a door leading to a well proportioned private rear garden. This space has been upgraded with composite decking and boxed borders, and hosts a separate summer house / studio with power and light.

Woodland Road is a quiet street but offers immediate access to everything that the bustling Triangle has to offer in the way of bars, restaurants, and shopping. Also, convenient access to both Crystal Palace and Gipsy Hill rail links.

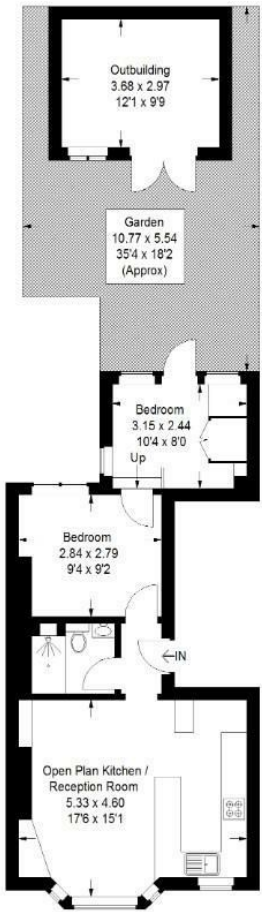
EPC: D | Council Tax Band: C | Lease: 149 years remaining | SC: £2,500 pa | GR: Nil | BI: Incl. in SC



Floorplan

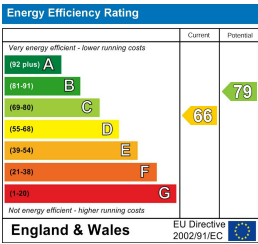
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Approximate Gross Internal Area
47.6 sq m / 511 sq ft
Outbuilding = 11.4 sq m / 123 sq ft
Total = 58.9 sq m / 634 sq ft



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.



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