



Highfield Hill, SE19 | Guide Price £550,000

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In General

- 1172 sq ft / 108.9 sq m
- Split level maisonette
- Completed approximately five years ago
- Private entrance
- A share of the freehold
- Private garden
- Quietly tucked away
- Allocated off street parking
- Lots of natural light
- Leafy surroundings

In Detail

**** Guide Price £550,000 - £575,000 **** A very spacious two bedroom duplex maisonette quietly tucked away in a secluded leafy location.

This contemporary property was completed approximately five years ago and is accessed via a private entrance, arranged over three floors and totals 1172 sq ft / 108.9 sq m. At the heart of the accommodation is a 28ft living / kitchen / diner with large windows which allow for lots of natural light and ample space for relaxing and entertaining. The reception area boasts a triple aspect and has a floor to ceiling feature window which frames the mature surrounding trees. The kitchen is fully integrated and includes premium appliances, an induction hob, and quartz countertops. The remainder of this level comprises of the second bedroom and main bathroom which is fully tiled and has smart stainless fittings. Upstairs the largest bedroom extends to 17 ft 8 and has a sunny skylight, bespoke fitted and eaves storage, and an en suite shower room.

Externally there is a private garden with an easterly aspect and offers a space to relax and enjoy on pleasant summer days. Also, allocated off street parking.

Highfield Hill is a pretty residential street which is renowned for larger detached and semi-detached houses and is positioned just off of Harold Road, within the conservation area. The location is moments from the Norwood Recreation park with tennis courts, basketball courts, and lawned grounds. The area is primarily served by Gipsy Hill and Crystal Palace rail links, whilst the nearby Triangle is buzzing with independent bars, restaurants, and boutiques.

Further benefits include a share of the freehold and remaining New Homes warrantee.

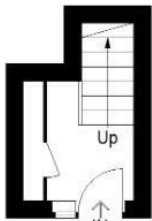
EPC: B | Council Tax Band: D | Lease: 998 Years remaining | SC: £1200pa | GR: £0 | BI: Inc in SC



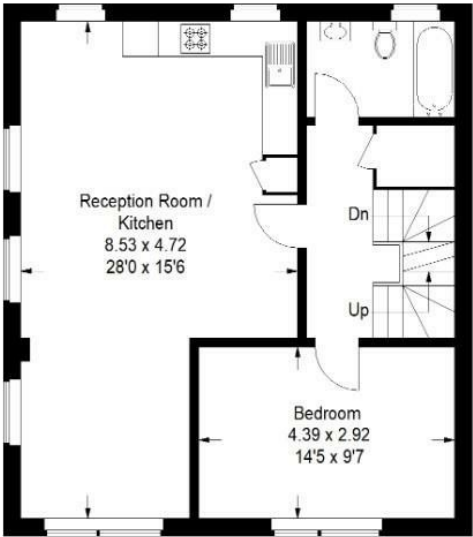
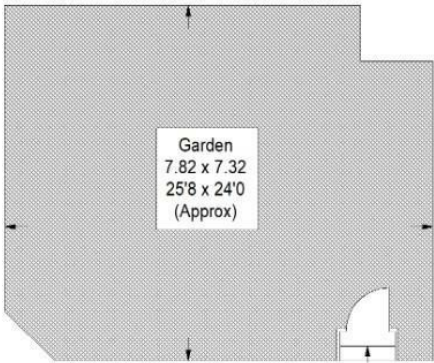
Floorplan

Highfield Hill, SE19

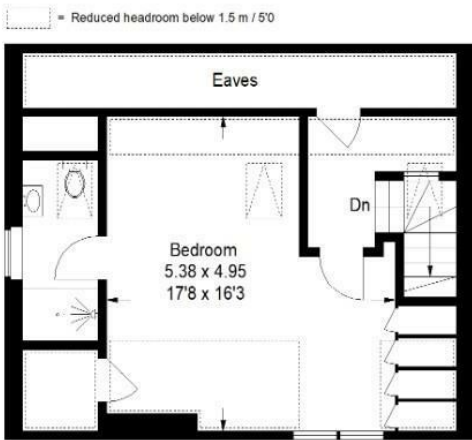
Approximate Gross Internal Area
(Excluding Eaves) 108.9 sq m / 1172 sq ft



Ground Floor



First Floor



Second 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		89	89
(81-101) 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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