



Church Road, SE19 | Offers In Excess Of £300,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- One bedroom top floor conversion
- Newly upgraded throughout
- Separate modern kitchen with integrated appliances
- Pleasant elevated views
- Bathroom with skylight
- New boiler
- Central location

In Detail

A beautifully refurbished one bedroom top floor period conversion in the heart of Crystal Palace.

Flooded with natural light, this warm and welcoming home has been finished to an excellent standard with a contemporary style. The spacious reception room extends to over 15ft, offering ample space for both living and dining, complemented by attractive elevated views.

A sleek modern kitchen features integrated appliances, high-gloss handle-less cabinetry, and a tiled floor — ideal for those who love to cook. The stylish bathroom is fitted with crisp white sanitary ware, polished stainless-steel fittings, and a skylight that fills the space with daylight. Quietly positioned at the rear, the double bedroom enjoys a sunny south-easterly aspect with lush green views stretching toward Kent.

Perfectly situated on Church Road, you'll find an eclectic mix of bars, restaurants, cafés, and independent boutiques right on the doorstep — along with the beautiful Crystal Palace Park and a local cinema. Transport connections are easily nearby, with both Crystal Palace and Gipsy Hill stations offering swift access to Central and East London.

EPC: TBC | Council Tax Band: B | Lease: 125 Years remaining | GR: £0 | SC: £1,477 pa | BI: incl. in SC

1

2

3

4

5

6

7

8

9

10

11

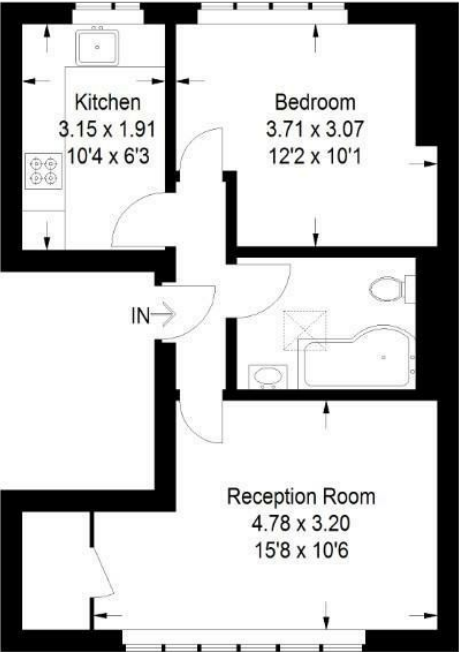
12



Floorplan

Church Road, SE19

Approximate Gross Internal Area
41.3 sq m / 445 sq ft



Fourth 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(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	

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.