



## Beulah Hill, London, SE19

Located on the first floor of an attractive, red brick building this bright, welcoming flat offers excellent accommodation with one double bedroom, one single bedroom/study, family bathroom and a semi open-plan kitchen which opens onto a generous living area.

Residents benefit from private communal gardens to the rear and off-street parking is available at the front of the property. The location also benefits from easy access to the local parks and green spaces between Streatham Common and Norwood Park.

Located within walking distance of the sought-after Crystal Palace Triangle and all its shops, bars and amenities. Crystal Palace station offers Overground and Southern Rail services to London Bridge, Victoria and West Croydon.

This chain free apartment is an ideal investment.

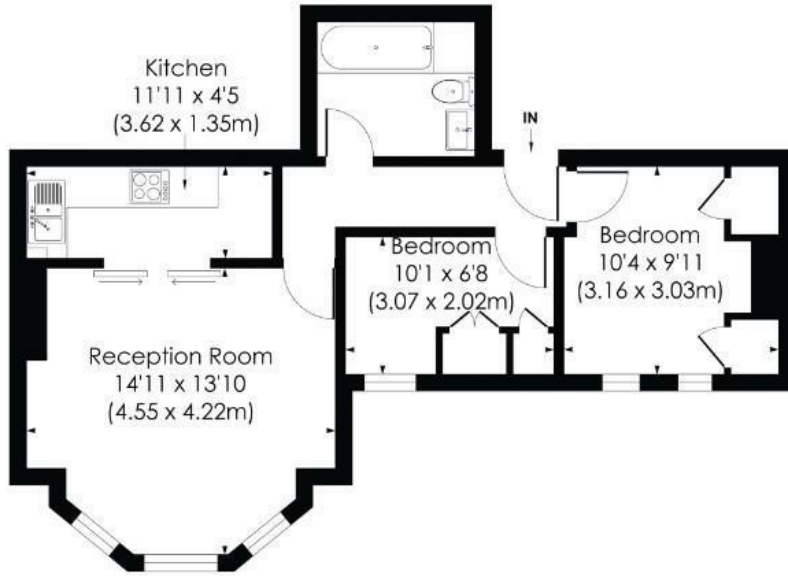
**Asking price £325,000**

- Share of freehold
- Two Bedroom first floor flat
- Private off-street parking
- Large living space
- Communal rear garden
- Chain free
- Service charge £900 p/a
- Council tax band - C
- Council tax rates £2103.91
- EPC rating – D

# BEULAH HILL, SE19

Approx. Gross Internal Floor Area

517 Sq. ft/48.0 Sq. m

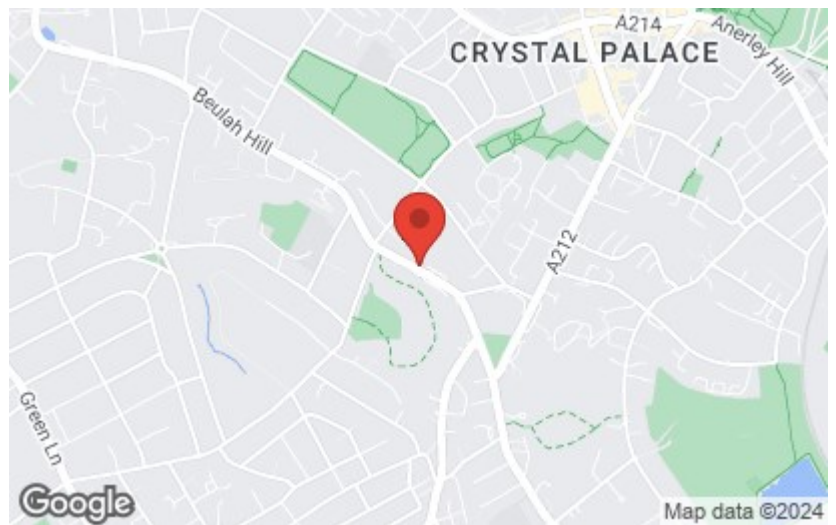


FIRST FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		63	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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