



18B BEARDELL STREET LONDON, SE19 1TP

£310,000
LEASEHOLD - SHARE OF
FREEHOLD

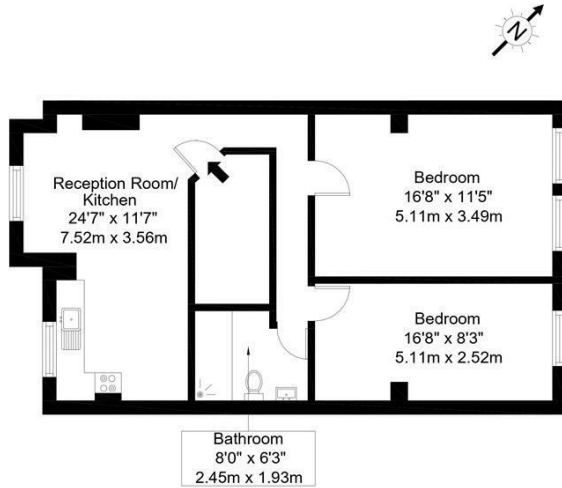
Being sold via Secure Sale online bidding in association with Pattinsons Auction House. Terms & Conditions apply. Starting Bid £310,000

Situated within the desirable 'Crystal Palace Triangle', this first floor, spacious two double bedroom apartment, is fantastically located just 0.3 miles from both Crystal Palace Station and Gipsy Hill Station. The interior of the property benefits from a good-sized open plan reception/kitchen space, as well as two double bedrooms, and a modern and fitted bathroom suite.

With the lease recently having been extended, the property is 'Share of Freehold' and comes with a brand new 999 year lease, which has been approved and is being processed. Beardell Street is in a prime SE19 location and is just moments from Crystal Palace park, as well as an array of shops, bars and restaurants.

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Beardell Street, SE19 1TP
 Approx Gross Internal Area = 67.30 sq m / 724 sq ft



First Floor

Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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