

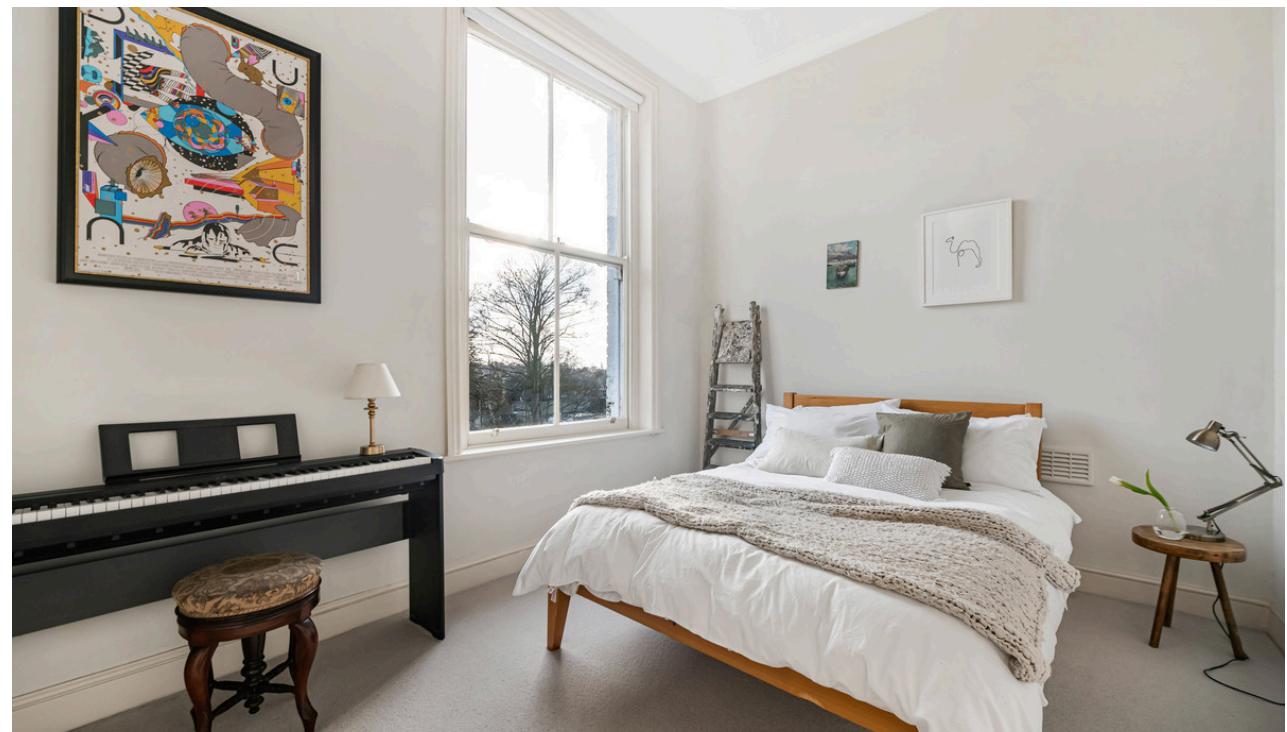


Central Hill, London, SE19
Offers In Excess Of £375,000

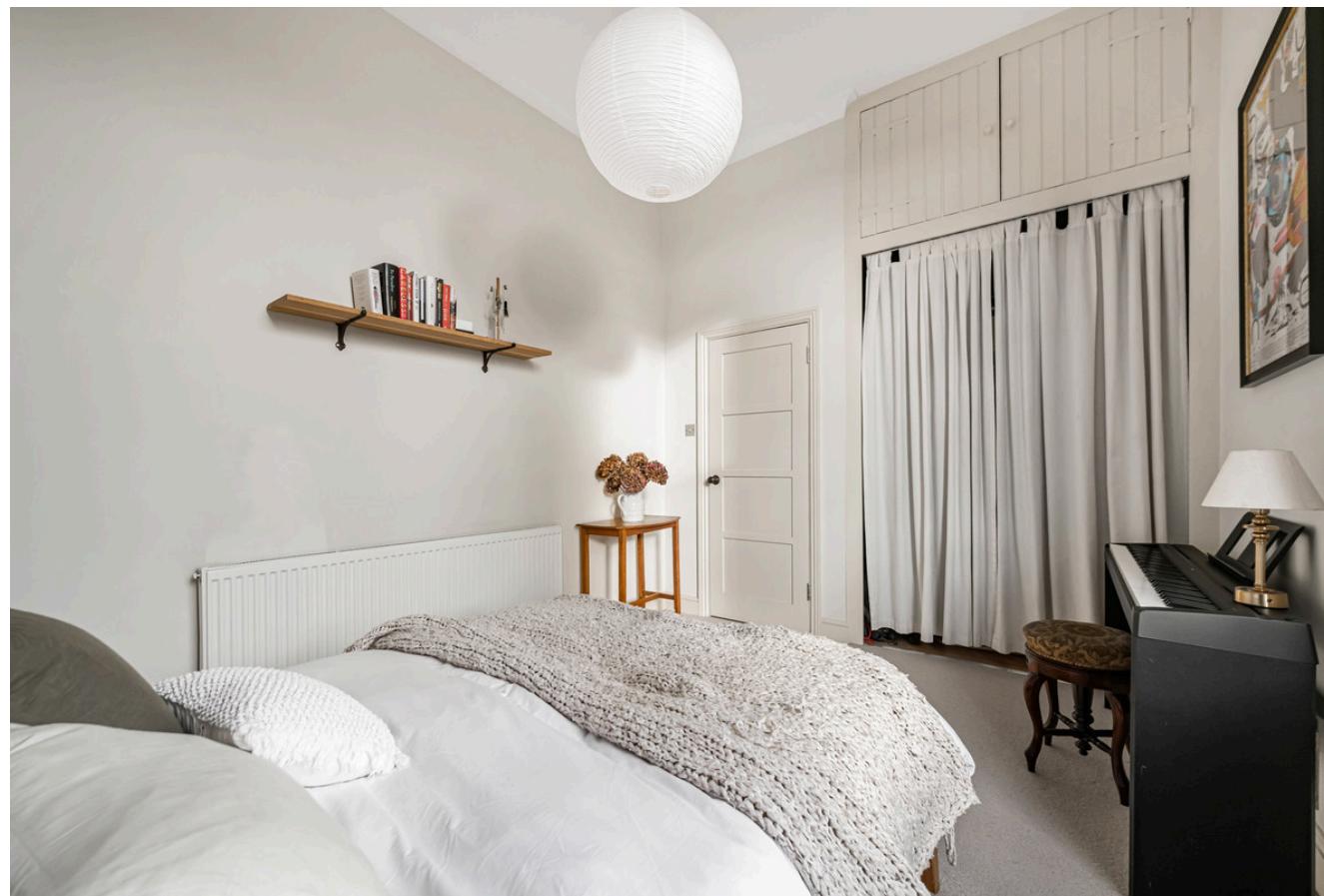
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Key Features

- Ground floor 1-bed apartment in period building
- Approx. 538 sq ft with soaring double-height ceilings
- Open-plan kitchen with built-in appliances
- Bedroom overlooks south-east facing communal garden
- 0.4 miles to Gipsy Hill Station (London in under 25 mins)
- 0.2 miles to Crystal Palace Triangle & 0.4 miles to the park
- Period fireplace adds charm and character
- Access to well-maintained shared, dog friendly, outdoor space
- Large Sash Windows
- EPC Rating: D



Beautiful 1-bed ground floor apartment with double-height ceilings, huge sash windows, period fireplace, modern kitchen, and access to a shared garden—just 0.4 miles to Gipsy Hill Station and 0.2 miles to Crystal Palace Triangle.





Tucked within a striking period building on the sought-after Central Hill, this beautifully presented one-bedroom ground floor apartment offers timeless character, generous proportions, and unbeatable access to the vibrant lifestyle of Crystal Palace.

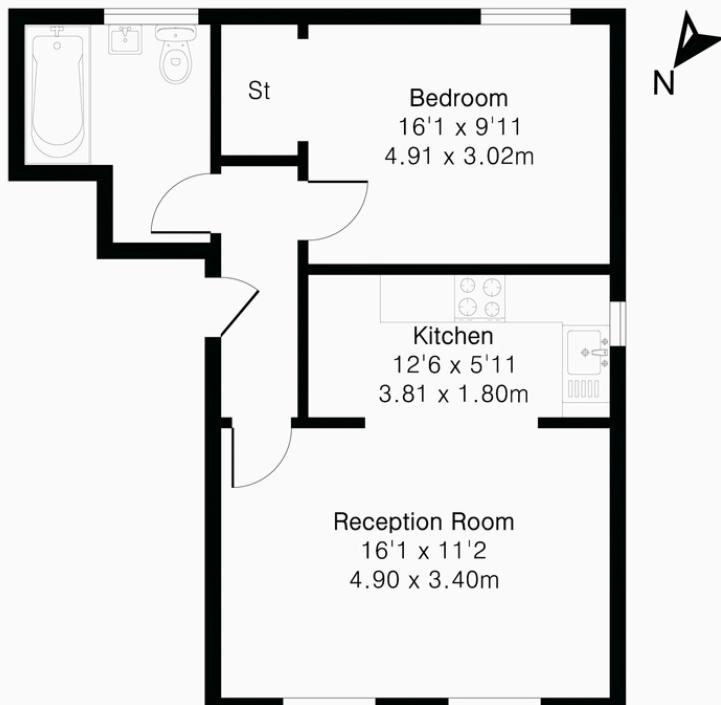
Set behind grand double-height sash windows, the living space feels wonderfully light and voluminous from the moment you step inside. With ceilings soaring above and two large windows facing north-west, the open-plan reception is perfect for entertaining or simply unwinding at home. The period fireplace creates a striking focal point, adding warmth and texture even without a working flue, and the sleek kitchen blends seamlessly into the space, offering over and under counter storage and integrated appliances.

To the rear, the peaceful double bedroom enjoys views over the south-east facing communal garden—a sun-drenched green space that is fully secure, dog friendly and feels like a hidden retreat just moments from the buzz of the Triangle. It also benefits from generous storage space thanks to the floor to ceiling built in cupboard! The layout totals approx. 538 sq ft, with each area cleverly designed to maximise light and space.

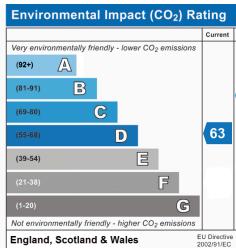
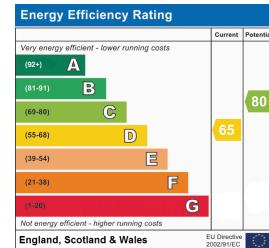
This apartment also benefits from access to the same charming shared, dog friendly, garden as others in the building—ideal for summer evenings or morning coffees. Local favourites like The Alma pub (0.3 miles), Four Hundred Rabbits and Brown & Green Café are just minutes away, alongside the vibrant mix of independent shops, restaurants and bars that make up the iconic



Approximate Gross Internal Area 538 sq ft - 50 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure Type: Leasehold
Council Tax Band: B
Council Authority: Croydon

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