



Church Road, SE19 | Guide Price £325,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Two double bedroom apartment
- Covered balcony
- Tastefully upgraded
- Modern kitchen with breakfast bar
- Residents parking
- Quiet location

In Detail

Guide price £325,000 - £350,000

A fresh and vibrant two double bedroom ground-floor apartment, discreetly positioned at the rear of a well-maintained low-rise development close to the heart of Crystal Palace.

This tastefully upgraded home offers generous proportions and a thoughtfully designed layout, quietly set back with a pleasant leafy outlook. The kitchen is finished with matt black fittings, complemented by stylish pink tiling and a sit-up breakfast bar, ideal for informal dining or socialising away from the main living area. The bathroom has been modernised with classic metro tiling and contemporary sanitary ware, alongside the added convenience of a separate WC. Both bedrooms are well separated, making the property particularly suitable for guests or sharers, whilst a well-proportioned reception room extends to approximately 15 feet and opens onto a covered balcony.

Additional benefits include fitted hallway storage, secure entry, and visitors' parking.

Perfectly located on Church Road, the apartment is moments from an eclectic selection of bars, restaurants, cafés, and independent boutiques, as well as the open green spaces of Crystal Palace Park and a local cinema. Excellent transport links are close at hand, with Crystal Palace and Gipsy Hill stations providing swift access to Central and East London.

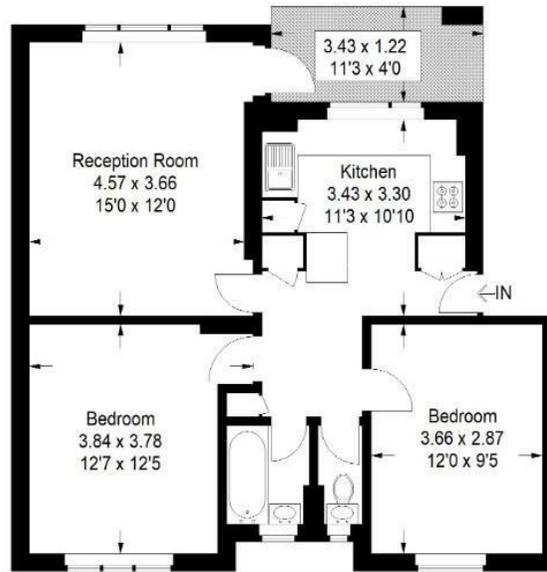
EPC: C | Council Tax Band: C | Lease: 175 years remaining | SC: £600.00 pa | GR: £10.00 pa | BI: £425.00 pa



Floorplan

Church Road, SE19

Approximate Gross Internal Area
63.0 sq m / 678 sq ft



Ground 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		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		71	76
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.