



Highfield Hill, SE19 | £395,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

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# In General

- Two-bedroom ground floor apartment
- No onward chain
- Cosmetic upgrades required
- Residents' parking
- Private terrace
- Leafy location

# In Detail

A two-bedroom ground floor purpose-built apartment positioned on a leafy residential road in Crystal Palace.

This property requires some cosmetic modernisation and would suit a buyer who prefers to put their own stamp on a new home. A generous reception room extends to 18ft and leads directly to a sizeable private terrace with a sunny south westerly aspect - ideal for relaxing on summer days. The larger bedroom has fitted storage, whilst the kitchen is socially open plan to the main living space. The kitchen provides all the usual amenities including a dishwasher, and space for washing machine and dryer is provided in the large cupboards in the entrance hall. Further benefits include residents' parking, a long lease and no onward chain.

This small low-rise development is positioned just off Harold Road, within the conservation area. The location is moments from the Norwood Recreation park with tennis courts, basketball courts, and lawned grounds. The area is primarily served by Gipsy Hill and Crystal Palace rail links, whilst the nearby Triangle is buzzing with independent bars, restaurants, and boutiques.

EPC: TBC | Council Tax Band: C | Lease: 106 Years remaining | SC: £2,500pa | GR: £200pa | BI: TBC




# Floorplan

**Stubbs House, SE19**

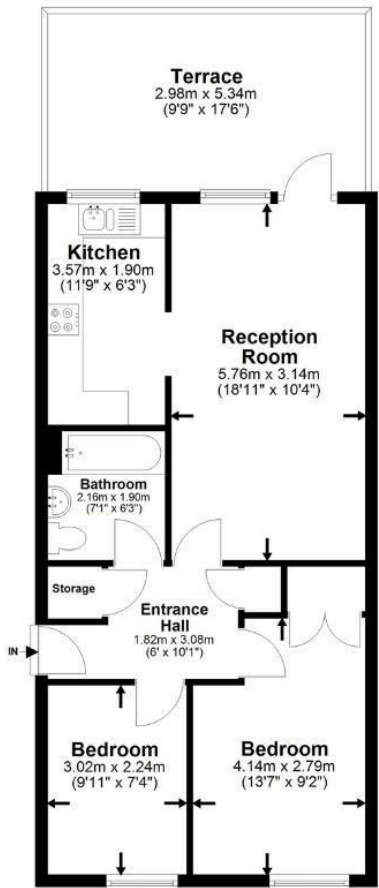
Total\* = 55.7 sq m / 599.8 sq ft

Ground Floor = 55.7 sq m / 599.8 sq ft

 = Reduced head room below 1.5m



**Ground Floor**



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(81-101) <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		
England & Wales		
EU Directive 2002/91/EC		

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