

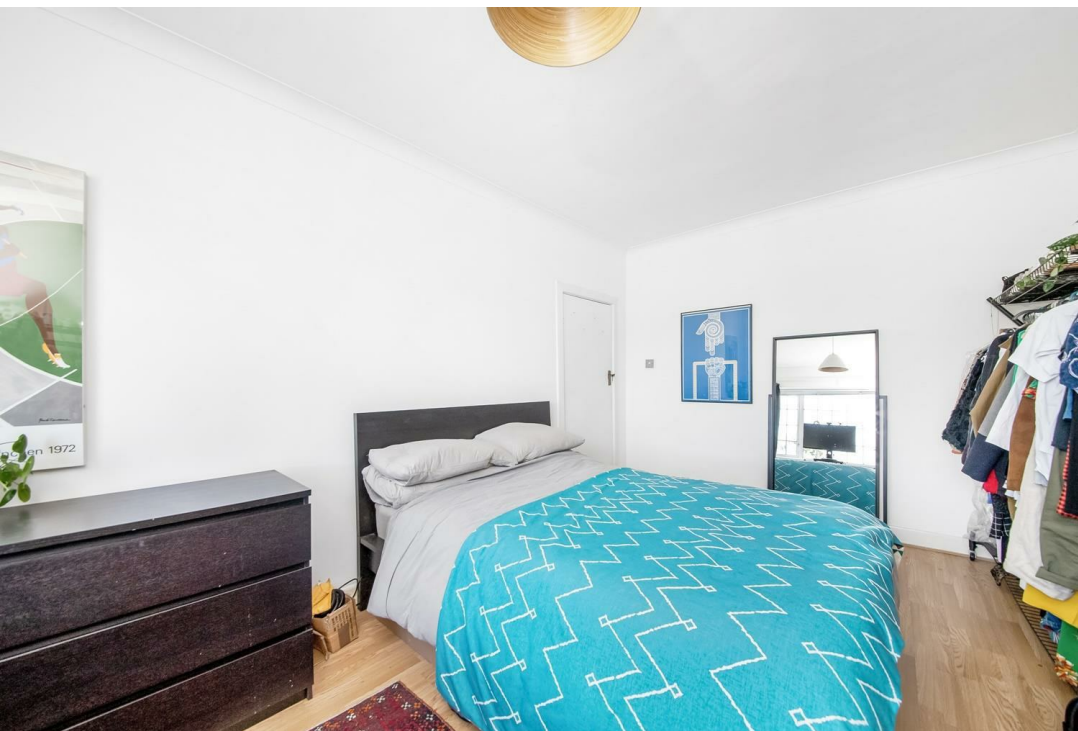


Crown Point, SE19 | Guide Price £250,000

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# In General

- Two double bedrooms
- Second floor
- Modern kitchen & bathroom
- Ideal for transport links
- Long lease
- Central location
- Cash buyers only

# In Detail

Guide price £250,000 - £275,000

A light bright and well presented two bedroom second floor purpose built apartment well positioned for West Norwood rail links.

Boasting generous sized reception room, two double bedrooms, modern kitchen & trendy bathroom. Further benefits include long lease, double glazing, attractive decor and a feature fireplace.

This location is well placed for a host of amenities on the doorstep, as well as bus routes to Brixton, Streatham, Crystal Palace and Central London.

An ideal first time or investment purchase, cash buyers only.

Call the Pedder Crystal Palace sales team to arrange a viewing today.

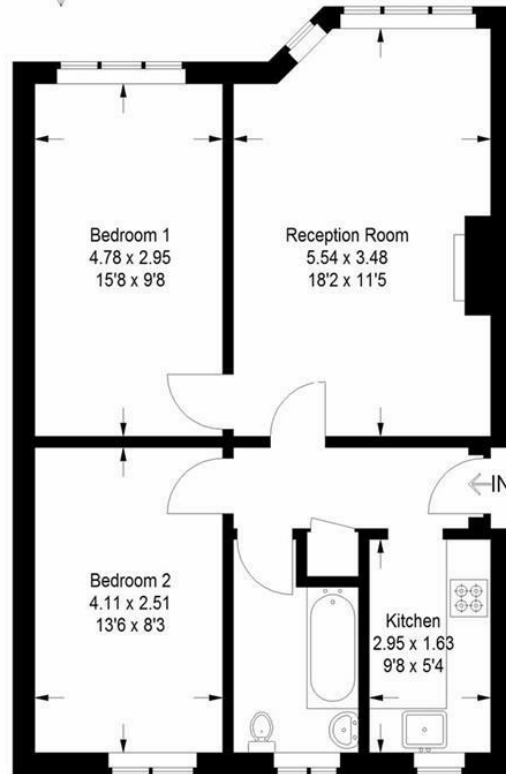
EPC: D | Council Tax Band C | Lease: 103 years remaining | SC: £1740.86pa | GR: £ pa | BI: £118.56pa



# Floorplan

## Crown Point, SE19

Approximate Gross Internal Area  
58.1 sq m / 625 sq ft



### Second Floor

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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			84
81-101) B			
69-80) C			
55-68) D		61	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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