



Lunham Road, SE19 | £550,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Two double bedrooms
- High specification finish
- En suite shower room
- Private rear garden
- No onward chain
- Open-plan living

In Detail

A high specification two double bedroom, two bathroom first floor period conversion apartment positioned on a sought after, central road just off of Gipsy Hill and moments from the Triangle.

This stunning property offers a well appointed arrangement of space and a 31ft private rear garden.

Noteworthy features include a sociable open-plan kitchen and integrated AEG appliances, a sit-up breakfast bar and quartz surfaces, replaced double glazed timber sash windows, beautiful engineered herringbone wood flooring, period feature fireplaces, a contemporary main bathroom with coffered ceiling lighting, matt black fittings and a separate glass encased walk-in shower, ample fitted bedroom storage, and a hallway utility cupboard. The main bedroom benefits from an en-suite rainfall shower and pleasant elevated exterior views, whilst the inclusion of pocket doors make the most of the useable available space.

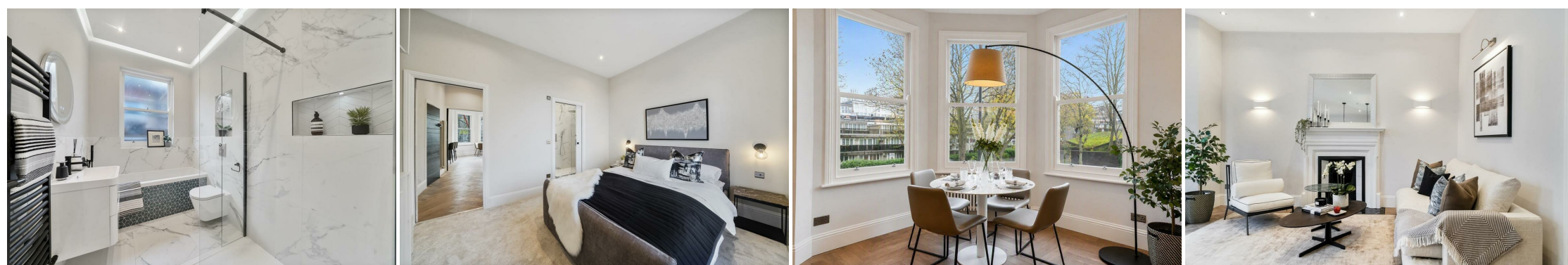
The rear garden provides a blank canvas for cultivation.

This quiet location works well for access to Gipsy Hill rail links, Crystal Palace Park, and a variety of independent shopping and leisure options which are practically on the doorstep.

A no chain sale.

EPC: C | Council Tax Band: C | Lease: 161 Years remaining | SC: £881.97pa | GR: TBC | BI: Included in SC

N.B. Images from previous staging

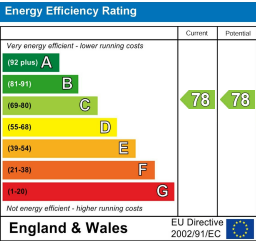


Floorplan

Lunham Road SE19
Approximate Gross Internal Area
78.3 sq m / 843 sq ft



First Floor
Copyright www.pedderproperty.com © 2020
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.



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.