



## Flat G, 43 Central Hill

London, SE19 1BW

Andrew Grant

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**2 Bedrooms   1 Bathroom   1 Reception Room**

A light and bright third floor apartment moments from the Crystal Palace Triangle with a separate kitchen and outside communal area.

- Two bedroom third floor home ready for a first time or investment buyer
- Well proportioned living and dining room with wide window and outlook over the balcony
- Communal area with mature trees and fencing
- Separate kitchen with white units, dark work tops and integrated oven
- Conveniently located for shops, cafés and rail links at the Crystal Palace Triangle

This well presented third floor apartment is an ideal first home or investment opportunity. The accommodation includes a generous living and dining room looking over the balcony, a separate kitchen, two bedrooms and a modern bathroom. Large double windows bring in fresh air and the outside communal area offers green space. Situated close to the vibrant Crystal Palace Triangle and rail links at Gypsy Hill and Crystal Palace, the home awaits a new owner's finishing touches.

543 sq ft (50.4 sq m)





## The kitchen

Opening off the living and dining room, the kitchen is designed for efficient meal preparation. White wall and base cabinets are paired with dark work surfaces and there is an integrated oven with electric hob and extractor. A stainless steel sink with drainer is set against tiled splashbacks, with space for further appliances.



## The living and dining room

Acting as the social heart of the home, the living and dining room provides space for relaxing and entertaining. A wide casement window overlooks the balcony and a broad opening links the room to the kitchen, while a radiator sits beneath the window and there is ample floor space for furniture.





## The primary bedroom

The primary bedroom provides a calm space for rest. A broad double glazed window with fitted blind provides natural light. The room comfortably accommodates a double bed with ample floor area for wardrobes or bedside furniture.



## The second bedroom

The second bedroom offers versatility as a guest room, child's room or study. The layout suits a single bed or desk, creating a flexible space for sleeping or working.



## The bathroom

The bathroom serves the home with a contemporary three piece suite. It comprises a panelled bath with overhead rainfall shower and hinged glazed screen, a wall mounted wash basin and a close coupled WC. Tiled walls, an extractor fan and a heated towel rail complete the room.



## The communal area

Residents have access to an outside communal area with a backdrop of mature trees and shrubs, and is enclosed by timber fencing for added privacy.

## Location

Central Hill enjoys a convenient position close to the eclectic Crystal Palace Triangle. The nearby Triangle offers a mix of independent shops, cafés, restaurants, galleries and leisure facilities. Green spaces such as Crystal Palace Park and Norwood Park provide space for walks and recreation. The area is served by both Gipsy Hill and Crystal Palace rail stations, along with numerous bus routes to surrounding districts. A choice of primary and secondary schools and local amenities for daily needs are also within easy reach.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broad band Speed: Standard broadband available. Download speeds up to 15 Mbps and upload speeds up to 1 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band B.

## Agent Note

Leasehold Information: Approximately 101 years remaining on the lease (125 years from 25 December 2002). Ground rent is £600 per annum and the current service charge is approximately £1,200 per annum.



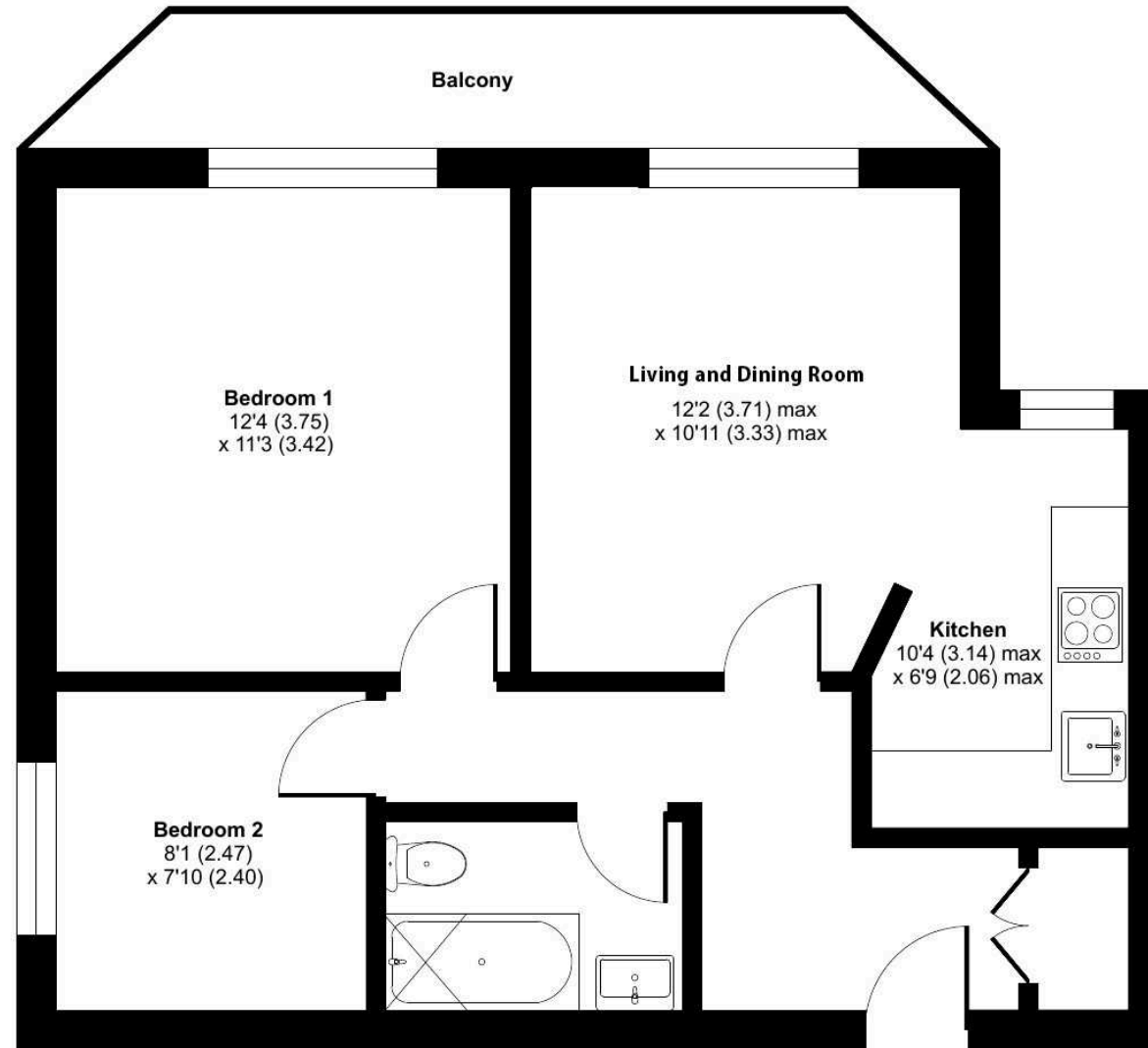
# Central Hill, London, SE19

Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**THIRD FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Andrew Grant. REF: 1436369



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