



Essex Grove, SE19 | Guide Price £325,000

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# In General

- First floor period conversion
- Spacious accommodation
- 20ft reception room
- Modern kitchen with breakfast bar
- A share of the freehold
- Quiet road

# In Detail

GUIDE PRICE £325,000 - £350,000

A spacious one bedroom first floor period conversion forming part of a quiet residential road in Crystal Palace.

This light and bright property forms part of an attractive brick-fronted Victorian building and boasts a 20ft reception room with a large bay window which has a southerly aspect. There is an original fireplace with a marble surround, as well as space to dine or home work. The kitchen has plenty of prep and storage space, and also incorporates a breakfast bar. The bedroom is positioned at the rear of the building, whilst a modernised fully tiled bathroom completes the space.

Essex Grove enjoys an enviable position just moments from the vibrant Crystal Palace Triangle, renowned for its eclectic mix of independent cafés, restaurants, boutiques and leisure amenities. The location offers a lively village atmosphere that has made the area one of south London's most sought-after destinations. Commuters are equally well catered for, with both Gipsy Hill and Crystal Palace stations within easy reach, providing excellent rail connections into Central London and beyond.

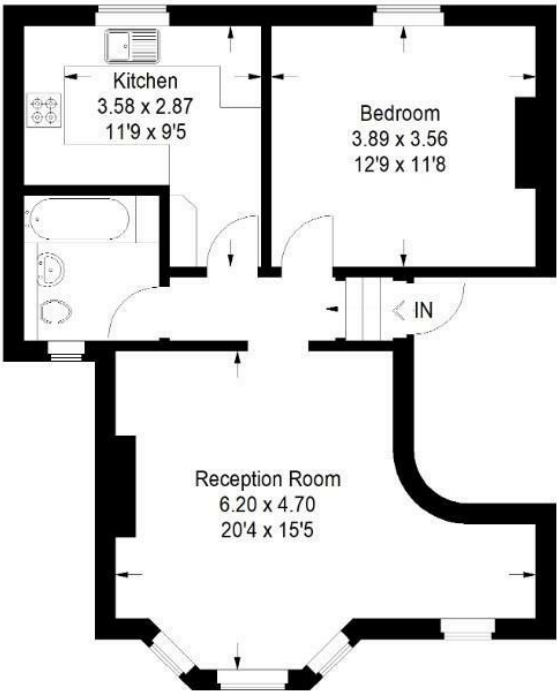
EPC: C | Council Tax Band: B | Lease: 994 Years remaining | SC: Nil | GR: Nil | Bi: £230pa



# Floorplan

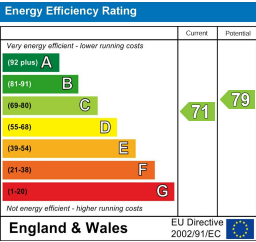
## Essex Grove, SE19

Approximate Gross Internal Area  
54.7 sq m / 589 sq ft



First 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.



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