



Camden Hill Road, SE19 | £400,000

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# In General

- One bedroom period conversion
- Central location
- No onward chain
- Dining space
- Elegant fittings and finish
- Close to Gipsy Hill and Crystal Palace rail links
- Separate kitchen
- Attic storage

# In Detail

An elegantly presented top floor period conversion centrally positioned in Crystal Palace, nearby transport links and a wealth of amenities.

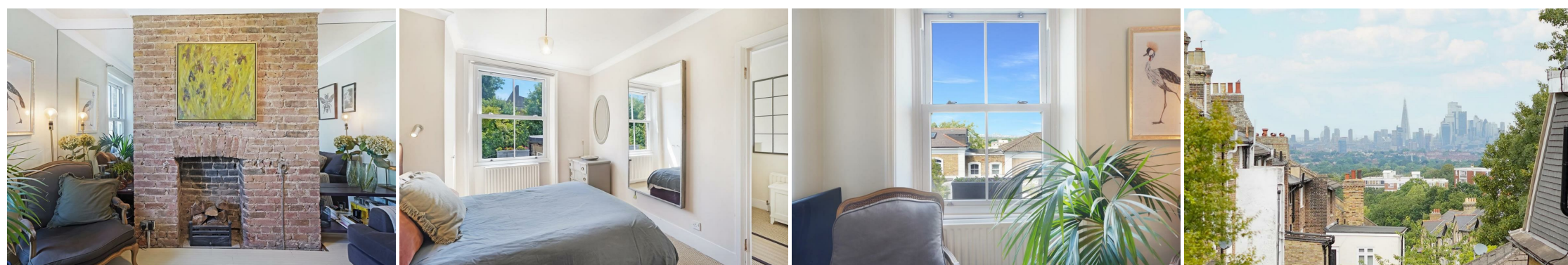
This beautifully presented split level property is one of the best examples that we have seen in the area, combining striking characterful features with tastefully finished upgrades - offering a calm and relaxing place to call home.

The reception room has stripped wood flooring and a striking exposed brick chimney breast, whilst offering elevated City skyline views. A separate kitchen has been finished with midnight blue cabinetry and solid wood surfaces. It has been thoughtfully designed to make the most of the space and even has a breakfast bar to enjoy the views with a morning coffee. A wide landing lends space for a home working set-up or reading nook, whilst the bedroom features quality fitted wardrobes and is positioned at the rear of the building. A gentle descent leads to the bathroom which has been attractively upgraded and is fully tiled throughout.

Further benefits include attic storage space, and no onward chain.

Camden Hill Road is a quiet residential street which is a stones throw from everything that the bustling Triangle has to offer including independent shops and eateries, an Everyman cinema, and 200 acres of parkland at Crystal Palace Park. If transport is a consideration then both Gipsy Hill and Crystal Palace rail links are easily accessible with direct trains to Canada Water and London Victoria.

EPC: TBC | Council Tax Band: B | Lease: 160 Years remaining | SC: £1602pa | GR: £150pa | BI: Inc. in SC



# Floorplan

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Total\* = 48.3 sq. m / 519.6 sq. ft

Second Floor = 45.2 sq. m / 486.7 sq. ft

First Floor = 3.1 sq. m / 32.8 sq. ft

[ ] = Reduced head room below 1.5m



\*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                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| 102 plus) A                                 |         |           |
| 81-101 B                                    |         |           |
| 69-80 C                                     |         |           |
| 55-68 D                                     |         |           |
| 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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