



Belvedere Road, SE19 | £495,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Private mature garden
- High ceilings and large sash windows
- Private external entrance with its own lobby
- Two-bedroom Victorian conversion
- Moments away from the Crystal Palace Triangle
- A short walk to Crystal Palace station
- Long lease (142 years)
- Chain free

In Detail

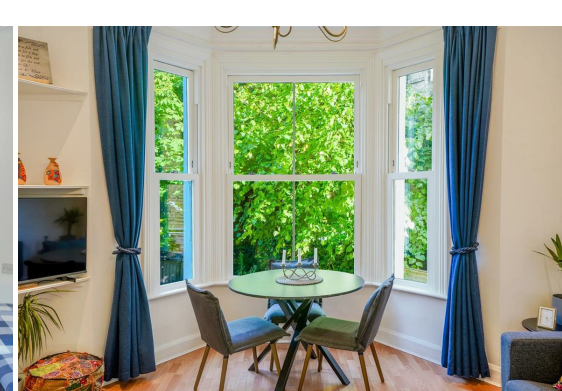
A bright and characterful two bedroom hall-floor period conversion on one of Crystal Palace's most prestigious leafy roads, complete with its own private mature garden. Ideally positioned just a short walk from the vibrant Triangle and close to Crystal Palace station, the property benefits from a private entrance, high ceilings, and exceptional natural light throughout.

The flat has its own external entrance, opening into a useful internal lobby for coats and shoes, leading to a hallway. The heart of the home is the welcoming reception room, featuring defined living and dining areas enhanced by large sash windows overlooking the garden. The spacious main bedroom offers elegant floor-to-ceiling windows and fitted wardrobes, while the versatile second bedroom works perfectly as a single room or a dedicated home office. The bathroom has been recently upgraded, and all windows renewed with quality double glazing.

The property enjoys its own secluded, and colourful mature garden, offering a peaceful retreat with established planting and plenty of space to relax and enjoy warmer days and evenings. As is common with many conversions in the area, the private garden is just a few steps away, around the side of the house.

Situated moments from the independent cafés, restaurants, and boutique shops of the Triangle, close to both Crystal Palace and Anerley stations (offering direct links to London Bridge and Victoria), and a short stroll from the open spaces of South Norwood Lake & Grounds, historic Crystal Palace Park and the charming Stambourne Woodland Walk — a peaceful green route linking the Triangle and surrounding neighbourhoods.

EPC: C | Council Tax Band: C | Lease: 142 Years remaining | SC: As & When | GR: Nil | BI: £349pa Approx.




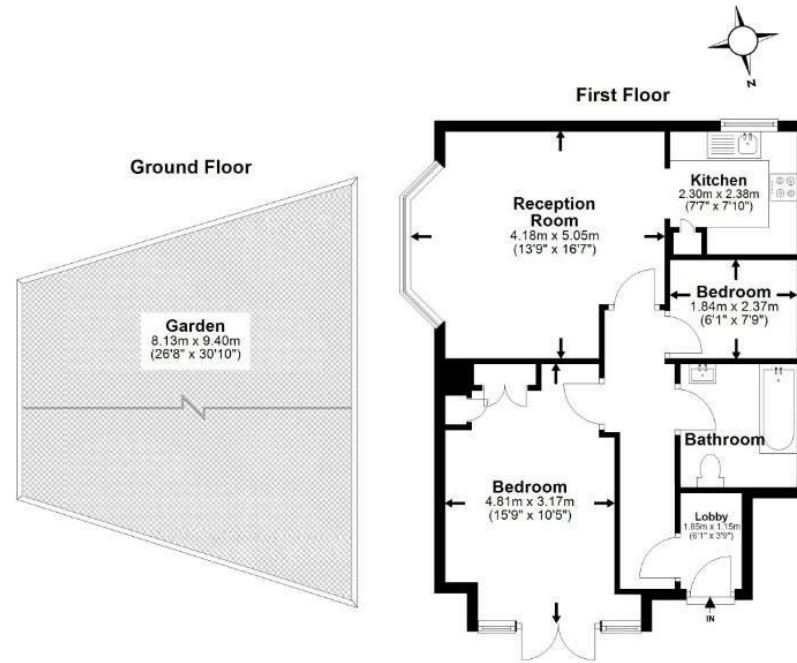
Floorplan

Belvedere Road, SE19

Total* = 57.7 sq. m / 620.6 sq. ft

First Floor = 57.7 sq. m / 620.6 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			
(61-91) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	82
England & Wales		EU Directive 2002/91/EC	

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.