

Convent Hill, SE19 | £1,150,000

020 8702 9333

crystalpalace@pedderproperty.com

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In General

- Four bedroom semi-detached house
- Three reception rooms plus a study
- No onward chain
- Mature rear garden
- En suite shower and dressing room
- Bespoke kitchen and breakfast room
- Nearby popular Rockmount primary
- Off street parking
- Beautifully finished throughout

In Detail

A superbly presented four bedroom semi-detached house offering approximately 2175 sq ft of thoughtfully arranged accommodation, with a sequence of generous rooms extending across three floors.

The accommodation has been extended both laterally and vertically beyond the original build and now more appropriately serves modern family living. The ground floor has a naturally varied layout, moving between two reception rooms, a separate dining room and a dedicated study. The arrangement gives each room a distinct purpose whilst allowing the house to adapt easily to different patterns of daily life. At the rear, a beautifully finished bespoke kitchen has a Belfast sink, solid wood surfaces and quarry floor tiling. This leads to a breakfast room with a stable door to the garden - the ideal spot to while away lazy Sunday mornings.

Upstairs there are three bedrooms (one en suite with a dressing room) and a shower room, whilst the top floor houses a further 20ft bedroom with eaves storage and skylights. The scale and distribution of the rooms make for a practical and adaptable home.

Externally the garden has been cultivated over many years with mature planting and borders. Also, a sizeable patio area to enjoy on sunny summer days. There is off street parking for two cars at the front.

The house is well placed for the neighbourhood's independent cafés, restaurants and shops, as well as the open landscape of Crystal Palace Park. Gipsy Hill and Crystal Palace stations are both within easy reach, providing connections to London Bridge, Victoria, Clapham Junction and Shoreditch High Street. If schools are important then highly regarded (Ofsted outstanding) Rockmount Primary is also nearby.

It is a house defined by its generous proportions, flexible arrangement and connection to the garden, in a well-established part of south London.

EPC: C | Council Tax Band: F






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Floorplan

Covent Hill, SE19
Total* = 202.1 sq. m / 2175.7 sq. ft
Second Floor = 29.2 sq. m / 314.7 sq. ft
First Floor = 72.5 sq. m / 780.5 sq. ft
Ground Floor = 100.4 sq. m / 1080.5 sq. ft
= Reduced head room below 1.5m

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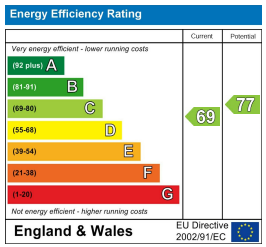
*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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