



Vermont Road, SE19 | £325,000

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# In General

- One bedroom period conversion
- No onward chain
- Direct access to a private garden
- Highly regarded road
- Separate kitchen
- Share of Freehold
- Off-Street parking

# In Detail

A one bedroom ground floor garden flat positioned on a highly popular road nearby central Crystal Palace and available for sale with no onward chain and a share of freehold.

This property forms part of an attractive brick-fronted Victorian building and, whilst it could benefit from some cosmetic upgrades, provides the raw materials and a blank canvas for a new owner to make their own.

Highlights include fitted bedroom storage, a separate kitchen, and a shower room with a rainfall fitting. Also, direct access to a low maintenance private garden with side access and a sunny south-easterly aspect.

Vermont Road is a tranquil tree-lined street comprising of similar styles of property, accessed just off of Harold Road. The location is primarily served by both Crystal Palace and Gipsy Hill rail links and works well for proximity the many amenities at the centre of town. For those seeking green open spaces, the property is nearby Upper Norwood Recreation Ground and both Westow and Crystal Palace Parks.

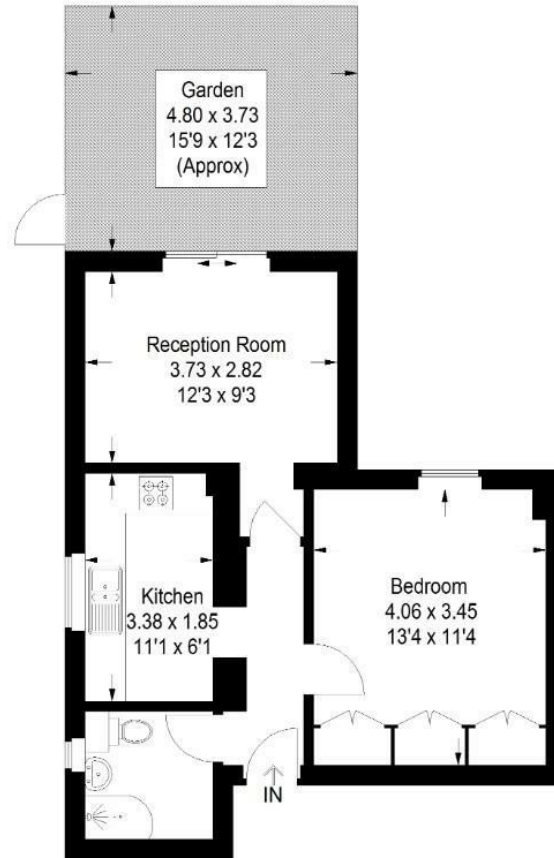
EPC: TBC | Council tax band: B | Lease: TBC years remaining | SC: £50pm | BI: £250pa



# Floorplan

Vermont Road, SE19

Approximate Gross Internal Area  
42.9 sq m / 462 sq ft



## Ground 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.

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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