



Crown Dale, SE19 | £295,000

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# In General

- One bedroom apartment
- Balcony
- Modern executive development
- Lift access
- Opposite Norwood Park
- West Norwood and Gipsy Hill rail links
- Underground parking

# In Detail

A well presented one bedroom second floor apartment forming a modern executive development opposite Norwood Park.

This fresh and inviting property is available for sale with no onward chain and presents an ideal opportunity for a buyer seeking a hassle-free first time or investment purchase. The living space is socially open-plan to the kitchen and extends to 22ft with direct access to a balcony which has a sunny southerly aspect. The bedroom is also well proportioned, whilst a neat bathroom and fitted hallway storage complete the accommodation. Further benefits include a lift and secure underground parking.

Crown Dale is primarily served by Gipsy Hill, West Norwood, and Crystal Palace rail links. A wealth of shopping and leisure amenities are nearby at the Crystal Palace Triangle, also West Norwood High Street and Gipsy Parade.

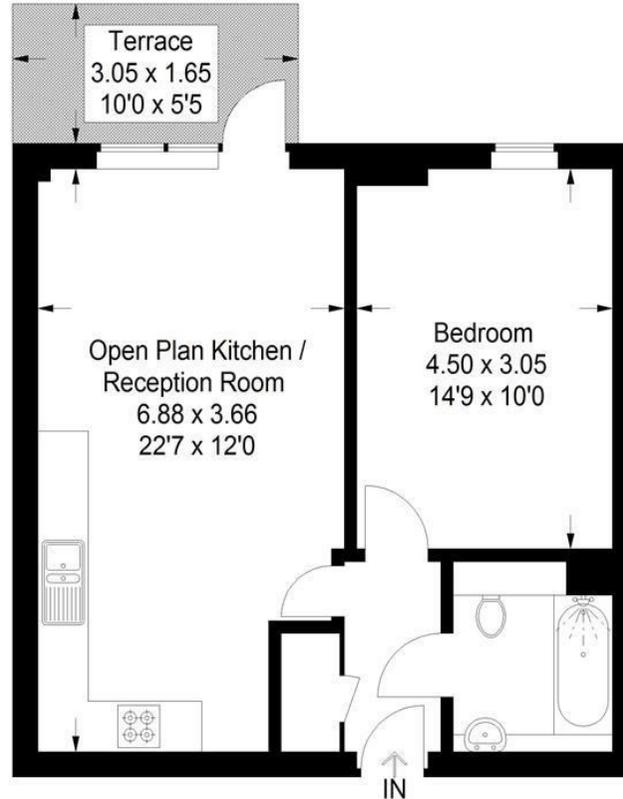
EPC: B | Council Tax Band: C | Lease: 233 years remaining | SC: £2,700 pa | GR: £230pa | BI: £300 PA



# Floorplan

## Crowndale, SE19

Approximate Gross Internal Area  
47.6 sq m / 512 sq ft



### Second 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		83	83
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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