



Highfield Hill, SE19 | £395,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Two-bedroom ground floor apartment
- No onward chain
- Cosmetic upgrades required
- Residents' parking
- Private terrace
- Leafy location

In Detail

A two-bedroom ground floor purpose-built apartment positioned on a leafy residential road in Crystal Palace.

This property requires some cosmetic modernisation and would suit a buyer who prefers to put their own stamp on a new home. A generous reception room extends to 18ft and leads directly to a sizeable private terrace with a sunny south westerly aspect - ideal for relaxing on summer days. The larger bedroom has fitted storage, whilst the kitchen is socially open plan to the main living space. The kitchen provides all the usual amenities including a dishwasher, and space for washing machine and dryer is provided in the large cupboards in the entrance hall. Further benefits include residents' parking, a long lease and no onward chain.

This small low-rise development is positioned just off Harold Road, within the conservation area. The location is moments from the Norwood Recreation park with tennis courts, basketball courts, and lawned grounds. The area is primarily served by Gipsy Hill and Crystal Palace rail links, whilst the nearby Triangle is buzzing with independent bars, restaurants, and boutiques.

EPC: C | Council Tax Band: C | Lease: 106 Years remaining | SC: £2,500pa | GR: £200pa | BI: TBC



Floorplan

Stubbs House, SE19

Total* = 55.7 sq m / 599.8 sq ft

Ground Floor = 55.7 sq m / 599.8 sq ft

 = Reduced head room below 1.5m



Ground Floor



*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 | |
|---|---------|
| Very energy efficient - lower running costs | Current |
| 102 plus) A | |
| 81-101) B | |
| 69-80) C | 75 |
| 55-68) D | 78 |
| 39-54) E | |
| 21-38) F | |
| 1-20) G | |
| Not energy efficient - higher running costs | Informa |

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.