



Flat 4, 9 Harold Road, London, SE19 3PU

Guide Price £425,000



Carnegie

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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA

## Flat 4, 9 Harold Road, London, SE19 3PU

This charming split-level apartment on Harold Road in Crystal Palace offers a delightful blend of comfort and convenience. Spanning an impressive 678 square feet, the property boasts a well-proportioned reception room, perfect for both relaxation and entertaining guests. The apartment features two spacious double bedrooms offering plenty of room and comfort. Both the kitchen and bathroom are thoughtfully designed, catering to all your daily needs. The property has off-street parking, a rare find in this bustling area, ensuring that you have a secure place for your vehicle. Residents can also enjoy the communal gardens, a lovely space to unwind and connect with neighbours. The absence of an onward chain makes this property an attractive option for those looking to move in without delay. Please note that some of the photos have virtual staging to illustrate the available space .

Situated close to the Crystal Palace triangle, you will find an array of shops, cafes, and restaurants just a short stroll away, enhancing the appeal of this location. With its blend of modern living and community spirit, this apartment is an excellent opportunity for first-time buyers or those seeking a new home in this vibrant part of London. Don't miss the chance to make this delightful property your own.

**Kitchen 11'1" x 7'6" (3.38 x 2.29)**

**Reception Room 15'3" x 11'3" (4.65 x 3.43)**

**Bedroom 1 11'1" x 9'8" (3.4 x 2.95)**

**Bedroom 2 14'4" x 10'0" (4.39 x 3.05)**



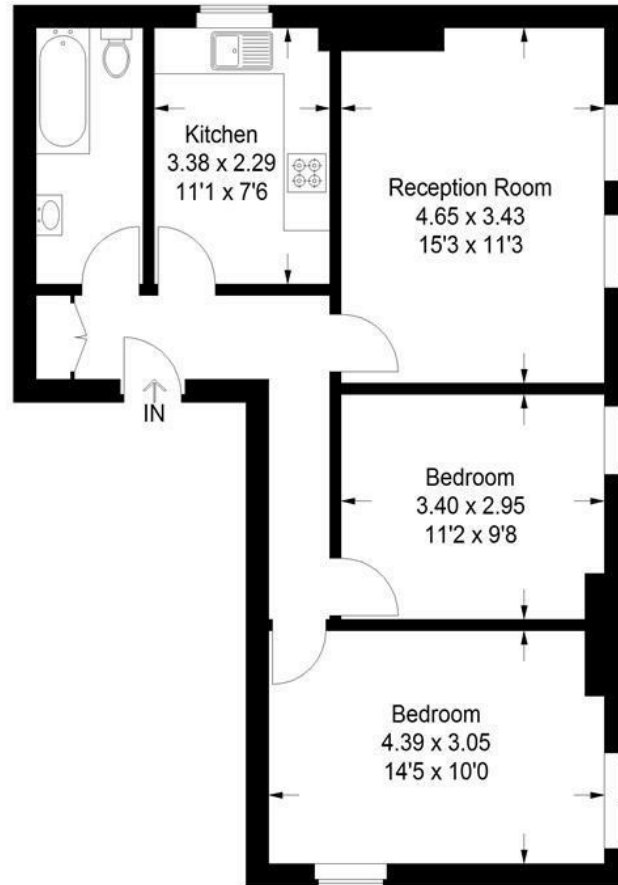
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Company incorporated in England No. 4713968  
VAT No. 745 8368 91



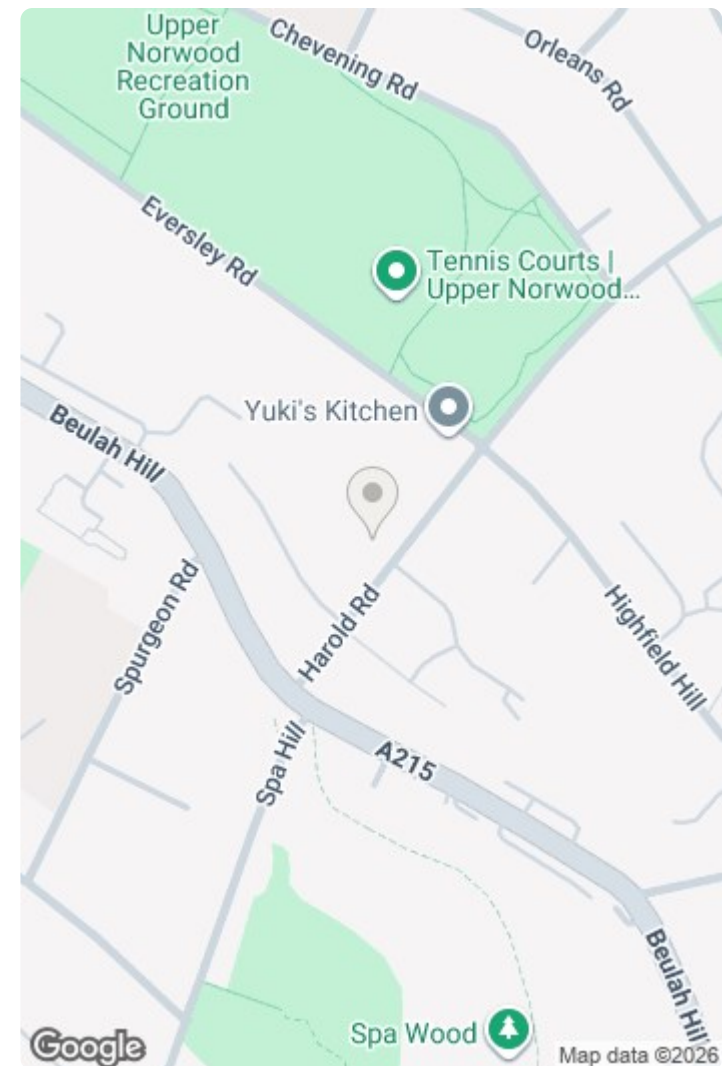
# Harold Road, SE19

Approximate Gross Internal Area  
62.4 sq m / 672 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1285862)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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