



Cintra Park, SE19 | Offers In Excess Of £425,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

**pedder**  
We live local







## In General

- Two bedroom period conversion
- No onward chain
- Central location
- Private entrance
- Close to Crystal Palace Park
- Two well proportioned bedrooms

## In Detail

A spacious two double bedroom ground floor period conversion positioned on a popular and centrally located road in Crystal Palace.

The property forms part of an attractive brick-fronted Victorian building and is accessed via a private entrance at the side. The 17ft reception room has stripped wood flooring and is flooded with natural light through a large bay window, partially open to a kitchen with solid wood surfaces. One of the bedrooms benefits from fitted storage at the rear of the building overlooking a sizeable communal garden.

Cintra Park is a highly regarded road enabling ease of access to a wealth of shopping and leisure amenities at the Triangle, as well as excellent transport links and parkland.

No onward chain.

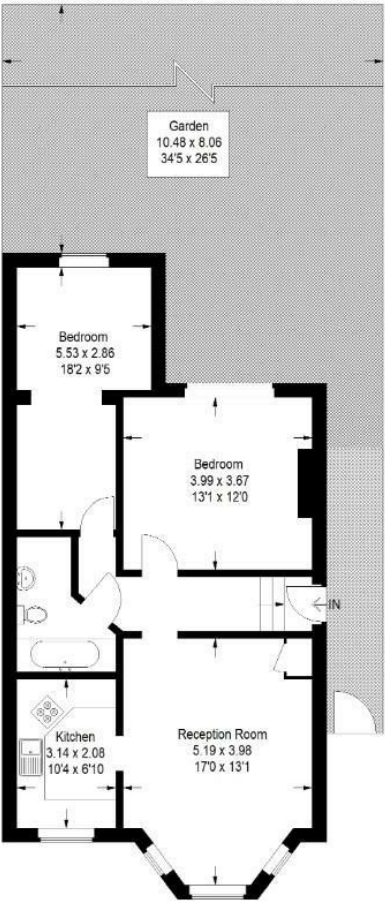
EPC: TBC | Council Tax Band: C | Lease: approx. 107 Years Remaining | SC: approx. £1,784.50pa | GR: £350 | BI: Incl. in SC



# Floorplan

## Cintra Park, SE19

Approximate Gross Internal Area  
67.6 sq m / 728 sq ft



### Lower Ground Floor

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2023  
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		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(61-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.