

JOSE BILAO
exp^{UK}

Auckland Rd London, SE19

1 Bedroom | 1 Bathroom | 1 Reception Room

Guide Price:
£ 325,000



AT A GLANCE

Set within a characterful period building, this bright and airy one-bedroom top-floor flat offers an excellent opportunity for both owner-occupiers and investors. The property combines well-proportioned accommodation with long-term security and clear scope to add value.

With a rare private garden, an exceptionally long lease and potential to remodel into a two-bedroom layout (subject to the usual consents), this is a flexible and future-proof purchase in a highly desirable location.

KEY FEATURES

- One-bedroom top-floor period flat
- Approx. 694 sq ft of internal accommodation
- Private garden
- Extended lease (approx. 178 years remaining)
- Chain-free
- Potential to convert to two bedrooms
- Separate kitchen
- Loft space



Property Description

The flat is arranged to maximise light and space throughout. A generous reception room provides a comfortable living and entertaining area, benefitting from the elevated top-floor position.

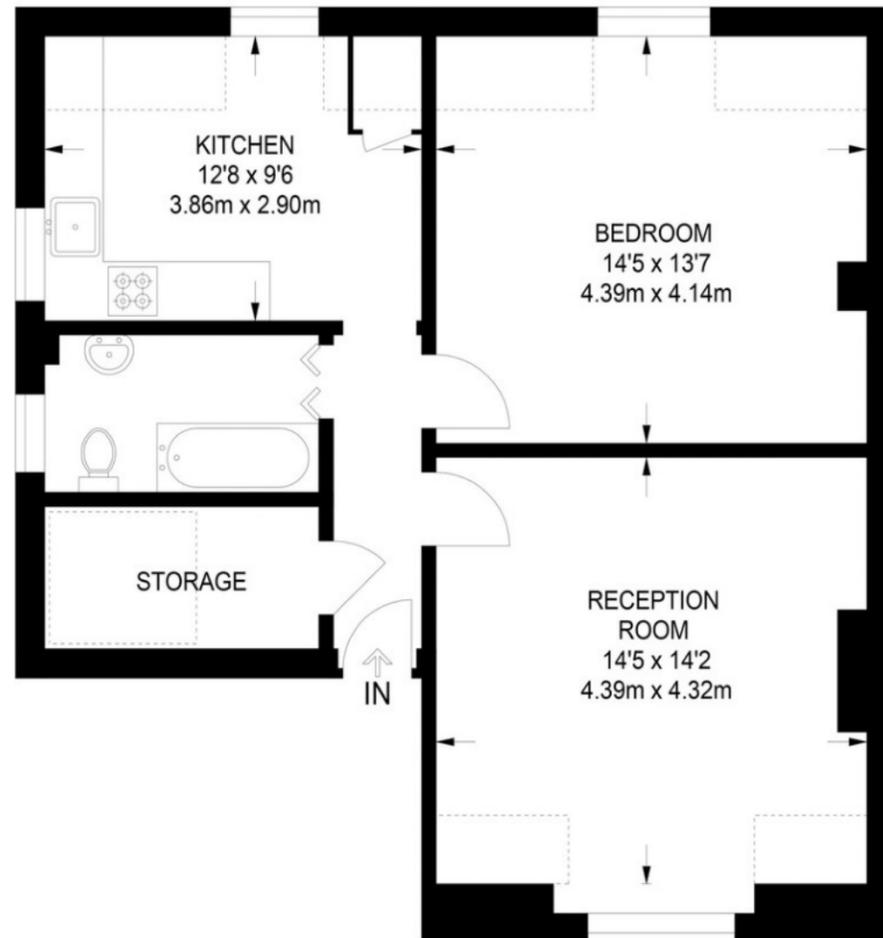
The separate kitchen includes space for dining, making it practical for everyday living while retaining clear separation from the reception space. The bedroom is well proportioned, offering ample room for storage and furnishings.

A key advantage of the property is the private garden, a rare feature for a flat in this location and an increasingly valuable asset for both homeowners and tenants.

In addition, the layout and loft space present clear potential to remodel into a two-bedroom home, subject to the necessary permissions, making this an attractive proposition for buyers seeking to add value.







This plan has been drawn for illustrative and identification purposes only.

= REDUCED HEADROOM BELOW 1.5 M / 5'0

SECOND FLOOR
(EXCLUDING REDUCED HEADROOM)
588 SQ FT / 54.6 SQ M
(INCLUDING REDUCED HEADROOM)
694 SQ FT / 64.5 SQ M

Technical Information

The floorplan illustrates a well-balanced layout with clear opportunities for reconfiguration.

- Approx. 694 sq ft
- Practical room proportions
- Scope for internal reworking

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Amenities & Lifestyle

Located in the heart of Crystal Palace, this property benefits from a vibrant neighbourhood known for its strong community feel, independent businesses and excellent connectivity. The area continues to attract first-time buyers and investors alike, driven by lifestyle appeal and long-term growth potential.

Crystal Palace Triangle is a particular highlight, offering a wide selection of independent cafés, restaurants, bars and boutiques. Local favourites include relaxed brunch spots, destination dining, and well-established pubs, making the area popular both day and evening.

Green space is a defining feature of the location. Crystal Palace Park is close by, providing open parkland, walking routes and panoramic views across London — an increasingly valued amenity for residents.

Transport & Connectivity

Crystal Palace is well served by public transport, making it ideal for commuters and renters.

- Crystal Palace Station offers regular services to:
 - London Bridge
 - Victoria
 - Clapham Junction
 - Canada Water (Overground)
- Easy access to multiple bus routes connecting South and Central London

The combination of strong transport links and lifestyle amenities continues to underpin demand in the area.



Viewings and Contact Information

For viewing arrangements and further information about this property, please contact me directly. I can arrange flexible viewing times and provide details about furnishing options and lease terms.

Quote reference JD0696 for all enquiries



Jose Bailao

M: [+44 \(0\) 7737 059 052](tel:+44207737059052)

E: Jose.Bailao@exp.uk.com

W: josebailao.exp.uk.com

