



Camden Hill Road, SE19 | Guide Price £350,000

020 8702 9333

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

**pedder**  
We live local



# In General

- One bedroom period conversion
- Private rear garden
- Close to amenities and transport links
- Private entrance
- No onward chain
- Kitchen / diner

# In Detail

Guide price £350,000 - £375,000

An ideal first home, this beautifully presented one bedroom lower ground floor period conversion is offered for sale with no onward chain and boasts direct access to a private garden.

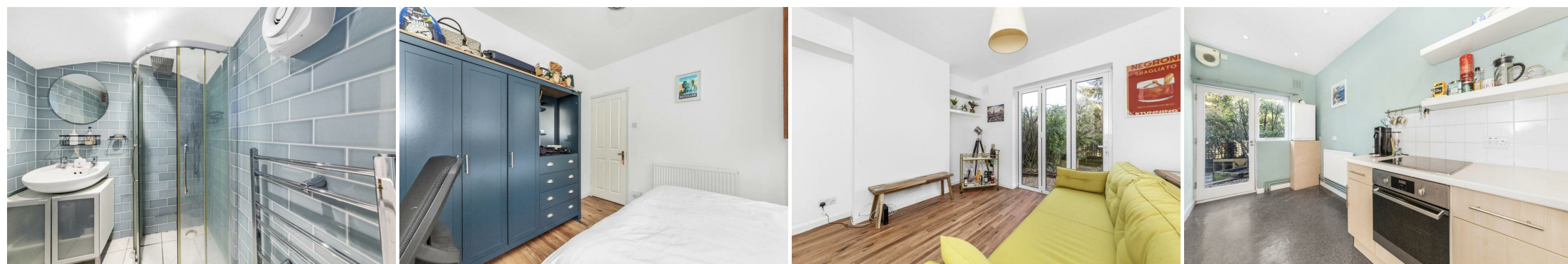
Accessed via a private entrance and finished to a high standard throughout, the property features a stylish eat-in kitchen and a separate reception room, opening directly onto a private courtyard garden with feature paving, decorative stone and mature planting — ideal for relaxing, entertaining, or enjoying the warmer months outdoors.

The accommodation further comprises a generous double bedroom and a contemporary shower room, offering a comfortable space for buyers looking to step onto the property ladder.

Perfectly positioned on Camden Hill Road, SE19, the property is just moments from the vibrant Crystal Palace Triangle—one of South London's most sought-after neighbourhood hubs. Here you'll find an excellent selection of independent cafés, restaurants, bars, and boutique shops, creating a strong sense of community and a lively, village-like atmosphere.

For commuters, both Gipsy Hill and Crystal Palace stations are within easy reach, providing fast and convenient links into central London, making this an excellent choice for those balancing city working with a more relaxed, residential setting.

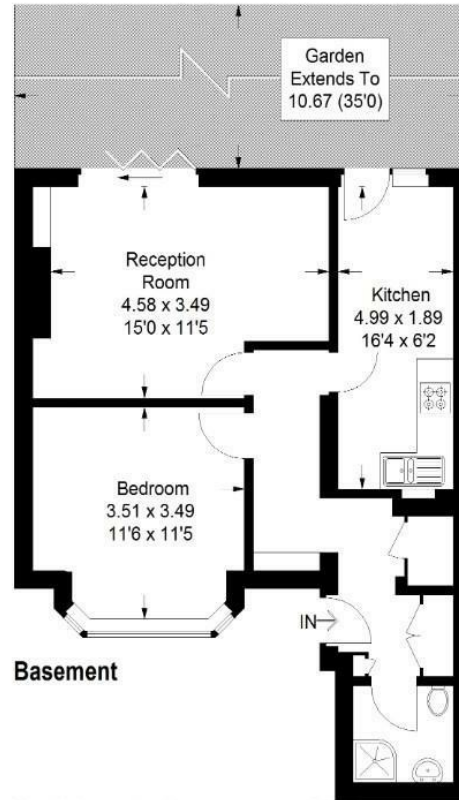
EPC: C | Council Tax Band: C | Lease: 106 years remaining | SC: Ad hoc | GR: £250 pa | BI: £500 pa



# Floorplan

## Camden Hill, SE19

Approximate Gross Internal Area  
53.0 sq m / 570 sq ft



Copyright www.pedderproperty.com © 2022  
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			
69-80) C			
55-68) D		70	78
39-54) E			
21-38) F			
1-20) G			
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.