



Rockmount Road, SE19 | Guide Price £500,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- 979 sq ft / 91 sq m
- Wooden floors throughout
- Separate shower room
- Split-level
- Private garden
- Great location
- Share of freehold
- No onward chain

In Detail

Guide price £500,000 - £525,000

A light, bright and characterful two double bedroom split level conversion positioned on a sought after road in Crystal Palace.

This spacious property is arranged over three levels and totals 979 sq ft / 91 sq m, occupying a majority of this attractive brick-fronted Victorian build. An internal staircase leads to the first floor which comprises of a separate kitchen with ample storage, a fully tiled bathroom with a heated towel rail, and a 16ft 8 reception room with a marble surround feature fireplace. A subfloor leads to a separate shower room, whilst the top floor houses two double bedrooms with fitted wardrobes. Externally there is a generous private garden with a raised seating area - perfect for entertaining friends and family on pleasant days. Further notable points include solid wood flooring throughout, wooden sash windows, a share of the freehold, and no onward chain.

Rockmount Road is primarily served by Gipsy Hill rail links and bus routes along Central Hill, whilst a plethora of bars, restaurants and shopping options are easily accessed at the Triangle.

EPC: E | Council Tax Band: C | Lease: 125 years remaining | SC: TBC | GR: N/A | BI: TBC

1

2

3

4

5

6

7

8

9

10

11

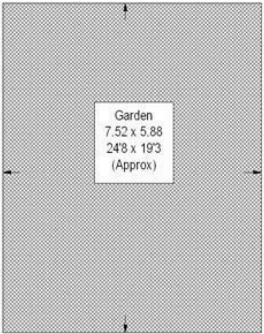
12



Floorplan

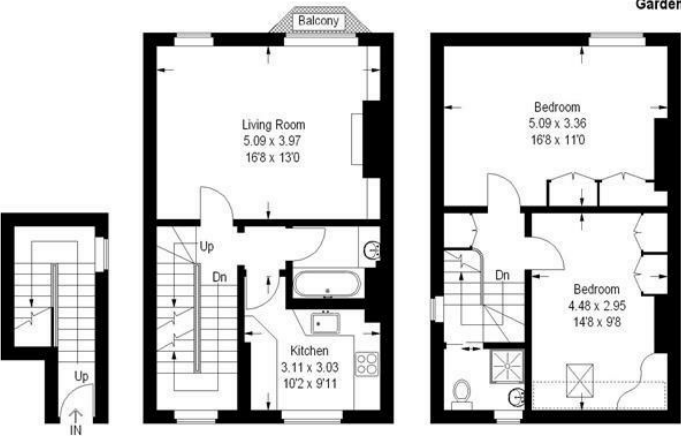
Rockmount Road, SE19

Approximate Gross Internal Area :-
91 sq m / 979 sq ft



(Not Shown In Actual
Location/ Orientation)

Garden



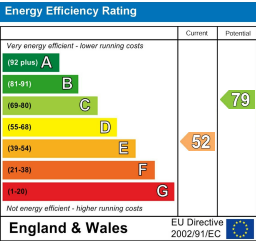
Ground Floor

First Floor

Second Floor

Reduced headroom below 1.5 m / 5'0"

Copyright home-exposure.co.uk ©
Produced for Pedder
These plans are for representation purposes only as
defined by RICS - Code of Measuring Practice. Not to Scale



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.