



Auckland Road, SE19 | Guide Price £275,000

020 8702 9333

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

**pedder**  
We live local



# In General

- Characterful period conversion
- No onward chain
- A share of the freehold
- Pleasant elevated views
- Nearby South Norwood Lake
- 21ft reception room

# In Detail

GUIDE: £275,000 - £300,000

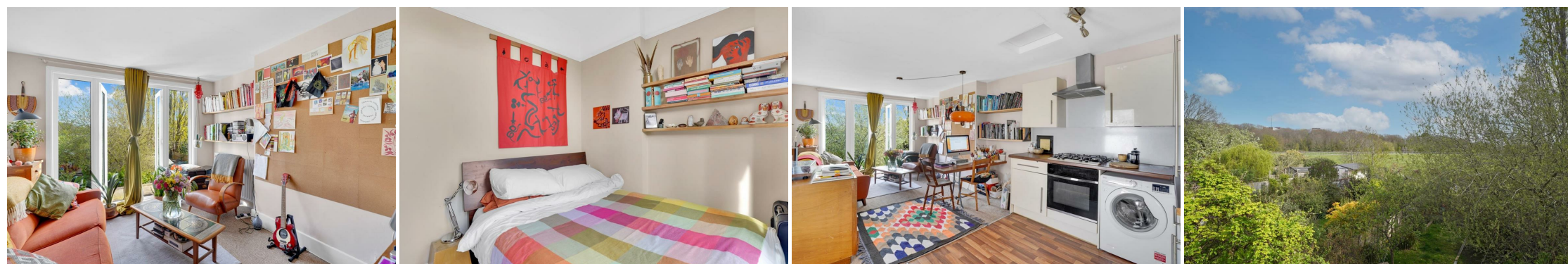
A cosy one bedroom split level period conversion positioned on a highly regarded road in Crystal Palace and available for sale with no onward chain.

This Victorian property boasts vibrant and colourful decor and a 21ft reception room which is socially open to the kitchen, and boasts beautiful elevated views of lush greenery and the park at the rear through French doors. The bedroom is quietly located at the rear of the building, whilst the flow of the accommodation provides a characterful feel.

For those interested in modifying the space, planning has been previously granted (now lapsed) for the erection of a balcony off of the reception room. Further benefits include a share of the freehold.

This leafy residential road is primarily served by both Crystal Palace and Norwood Junction rail links, with fast services to London Bridge and ease of access to East London and Gatwick airport. Proximity to the vibrant Crystal Palace Triangle is excellent which houses a huge variety of smart eateries, independent boutiques, and leisure options.

EPC: C | Council Tax Band: B | Lease: 992 Years remaining | SC: £121pa | BI: £330pa |




# Floorplan

**Auckland Road, SE19**

Total\* = 38.3 sq. m / 412.0 sq. ft

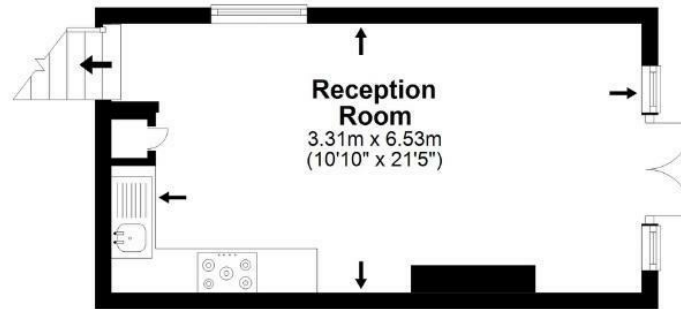
Second Floor = 16.7 sq. m / 179.2 sq. ft

First Floor = 21.6 sq. m / 232.8 sq. ft

 = Reduced head room below 1.5m



## First Floor



## Second Floor



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
(61-91) B			
(49-60) C			
(35-48) D		71	79
(29-34) E			
(21-28) 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.