



Central Hill, SE19 | £625,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- 1142 sq ft / 106.1 sq m
- Four bedrooms
- Bathroom and separate shower room
- No onward chain
- Share of the freehold
- Off street parking
- Central location

In Detail

A spacious four bedroom, two bathroom first floor period conversion positioned on a popular road nearby central Crystal Palace, available for sale with no onward chain.

This light and bright accommodation totals 1142 sq ft / 106.1 sq m and is one of just three residences forming an attractive building dating to 1830. Highlights include a 26ft reception room which is socially open-plan to a kitchen with breakfast bar, replacement solid wood flooring, a bathroom and a separate shower room, four well proportioned bedrooms, fitted storage, shuttered sash windows, replacement solid wood flooring, and a share of the freehold.

Externally there is a large mature communal rear garden and off street parking for one car.

This location works well for access to both Gipsy Hill and Crystal Palace rail links, also a wealth of independent shopping and leisure facilities around the Triangle.

Certainly a rare market offering that could make for an immediately enjoyable and ideal long-term opportunity.

EPC: C | Council Tax Band D | Lease: 91 years remaining | SC: £100pm | GR: £0 | BI: Incl in SC



Floorplan

Central Hill, SE19

Approximate Gross Internal Area
106.1 sq m / 1142 sq ft



First Floor

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			
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.