

MARIA COSTANTINI  
exp

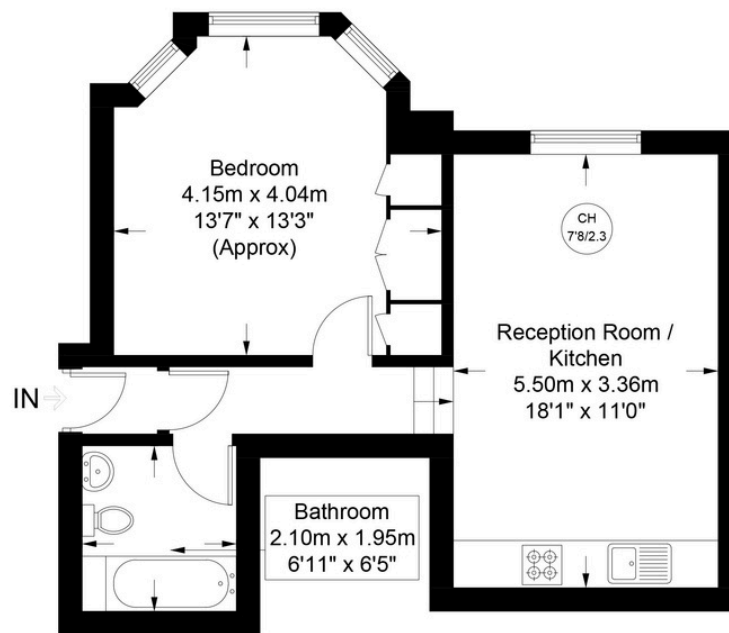


WELCOME TO

Church Road

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**Approximate Gross Internal Area = 461 sq ft / 42.8 sq m**



**Upper Ground Floor**



*The*

# LAYOUT & LIVEABILITY

On the sought-after Church Road in Crystal Palace, this immaculate one-bedroom, just a 12-minute walk from the Triangle, modern comforts and an inviting shared garden.





The

# FEATURES

This one-bedroom Victorian conversion is a strong first-time buyer investment due to its long-term security, low running costs, and high-demand location.

Guide Price: £275,000 – £300,000

Tenure: Share of Freehold

(Lease: 980 years remaining)

Ground Rent: £0

Service Charge: £1,500 pa

EPC Rating: C

It benefits from a share of freehold, a 980-year lease, and no ground rent, removing key leasehold risks.

High-spec double glazing helps keep costs low, while the well-maintained building supports future resale value. The communal garden with fire pit, highly sought after as demand for outdoor space has increased in recent years.

Its position near Crystal Palace ensures consistent buyer and tenant demand, supporting strong long-term liquidity.



*The*

# INVESTMENT OPPORTUNITY

## 1. Share of Freehold (major long-term advantage)

- You own part of the building, not just the lease.
- More control over costs and decisions (service charge, maintenance).
- Stronger resale position vs leasehold flats.

## 2. Extremely long lease (980 years)

- No lease extension risk or future costly negotiations.
- Removes one of the biggest depreciation risks in flats.

## 3. Chain-free purchase

- Faster, simpler transaction.
- Lower risk of collapse in the buying process.

## 4. Strong location fundamentals

- 12 minutes to Crystal Palace Triangle.
- High-demand area with independent cafés, transport links, and green space. Consistently attractive to renters and future buyers.

*The*

# INVESTMENT OPPORTUNITY



## 5. Period Victorian conversion appeal

- High ceilings, cornicing, character features.
- These properties hold value better than standard modern flats.
- Strong emotional appeal improves resale liquidity.

## 6. Efficient layout for resale and rental demand

- Large double bedroom with storage.
- Raised ground floor adds privacy + “house-like” feel.

## 7. Low running costs (important for affordability buyers)

- EPC C rating reduces energy bills.
- High-spec double glazing improves insulation and soundproofing.
- No ground rent (£0) + reasonable service charge (£1,500 pa).

## 8. Strong building fundamentals

- Well-maintained and managed building reduces the risk of unexpected major works.
- Communal garden adds lifestyle value and resale value.

# The COMMUNITY



- Residents in Crystal Palace are a mix of young professionals, families, and long-term Londoners, with many working in creative industries, media, education, healthcare, and professional services. A significant proportion work from home, which helps keep the area active during the day, especially around cafés and local high streets.
- The area supports a network of small galleries, studios, and creative spaces, often located in converted units and above shopfronts around the Triangle. Local artists and makers are visible in everyday life, contributing to a slightly bohemian and design-led atmosphere.
- There is also a tradition of independent markets and pop-up events, where local traders, designers, and food vendors come together, especially around Crystal Palace Park and community venues. These markets reinforce the area's focus on small-scale, local production and seasonal activity.



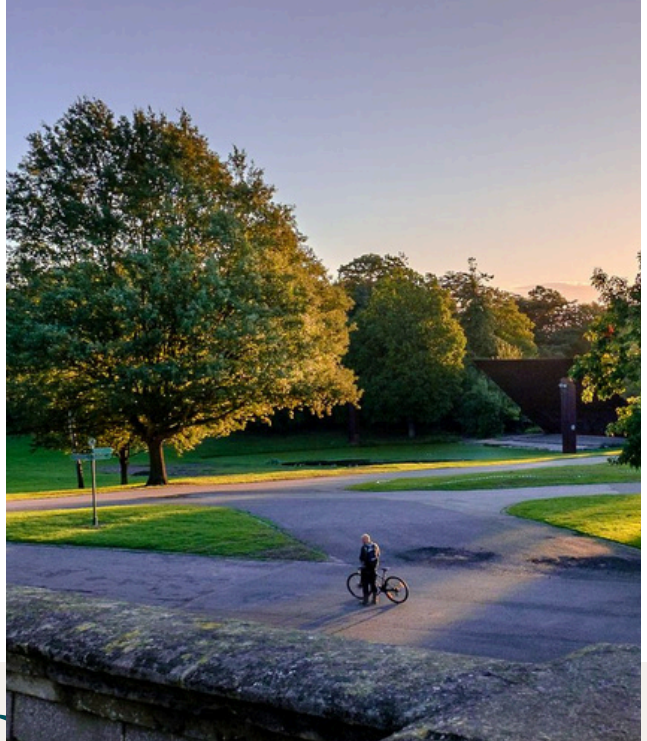
# *The* LIFESTYLE & LOCAL CHARACTER

The local character is strongly community-driven. There is a mix of long-term residents and younger professionals, with regular markets, small events and a visible independent business culture. This gives the area a slightly creative, informal feel.



Nature plays a key role in the lifestyle. Crystal Palace Park and surrounding green spaces are a defining feature, used for walking, running, cycling and family activities.

# LIVING & WORKING LOCALLY



Working from Crystal Palace (SE19) is well suited to a hybrid and flexible working lifestyle. The area has a growing number of independent cafés and quiet spots that are commonly used for remote work during the day, especially around the Triangle.

The commute into Central London is a key advantage, with direct rail services to London Bridge and Victoria in around 20–30 minutes. This makes it practical for regular office attendance while still maintaining a more relaxed residential base.

Many residents combine home working with occasional travel into the City, Canary Wharf or the West End. The transport connections by train and bus provide flexibility for different work locations across London.

Overall, Crystal Palace works well for professionals who want to balance city access with a calmer, more residential environment, without compromising on connectivity or daily convenience.

# The CAFÉS

Step into a neighbourhood where cafés are part of the local rhythm and lifestyle.

Start your morning at Roasted Bean, a local favourite for specialty coffee and a relaxed, slow start to the day. From there, wander through the Triangle and ease into brunch at The Fino, where the atmosphere is laid-back, friendly, and very neighbourhood-driven. If you're up for a longer stay, Four Boroughs is ideal for settling in with a laptop or meeting friends over expertly made coffee, while Bloom Café Crystal Palace offers a more social, brunch-focused stop with a lively, all-day feel.



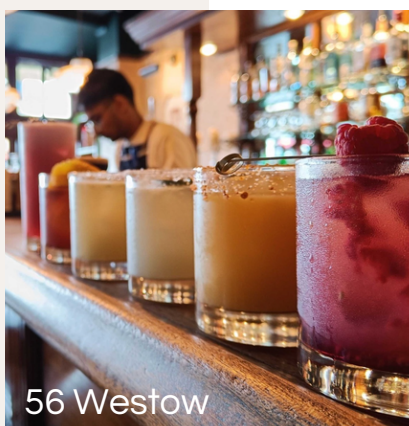
Name	Walking Distance	Rating	Website / Link	Notes
Roasted Bean	10 min	★★★★☆ 4.4/5	<a href="#">Website</a>	Specialty coffee and relaxed, local feel. Popular spot for breakfast, casual brunch, and working on a laptop.
The Fino	12 min	★★★★★ 4.9/5	<a href="#">Website</a>	Mediterranean-style café. Generous breakfasts, good coffee, and a welcoming, everyday vibe
Four Boroughs	11 min	★★★★☆ 4.6/5	<a href="#">Website</a>	minimalist focused on high-quality beans and expertly made drinks

# The RESTAURANTS



Enjoy a variety of cuisines from around the world just minutes away...

Evenings in Honor Oak/Forest Hill can be just as enjoyable as the daytime. Start with a relaxed dinner at Nonna Maria, perfect for sharing fresh pasta and a bottle of wine. On another night, you might head to Babur for something a bit more refined, with standout Indian dishes and a more elevated dining experience. If you're after something casual, Gào House is ideal for a quick, flavourful meal without the fuss.



Restaurant	Walking Distance	Rating	Website / Link	Notes
Sapore Vero	4 min	★★★★★ 4.7/5	<a href="#">Website</a>	Italian restaurant traditional recipes, fresh ingredients, and a relaxed, local feel.
56 Westow	12 min	★★★★☆ 4.4/5	<a href="#">Website</a>	Contemporary restaurant with a modern European menu
Champagne +Fromage	17 min	★★★★☆ 4.9/5	<a href="#">Website</a>	French-style bistro focused on cheese boards, champagne, and casual sharing plates

# The PUBS



The Sparrowhawk



Westow House



The Alma

Enjoy a neighbourhood where traditional pubs and social spots are part of everyday life.

Evenings here are easy and social. You might start with a quick drink at Westow House, before meeting friends at The Sparrowhawk, a proper local where everyone feels welcome. If you fancy a slightly refined atmosphere, The Alma is another great stop for a pint in a classic setting with terrace/garden.

Pub	Walking Distance	Rating	Website	Notes
The Sparrow Hawk	11 min	★★★★☆ 4.2/5	<a href="#">Website</a>	Lively atmosphere and sports screenings. It works well as a casual meeting point with friends
Westow House	12 min	★★★★☆ 4.2/5	<a href="#">Website</a>	Pub, restaurant, and boutique hotel, spacious beer garden and a consistently busy atmosphere
The Alma	7 min	★★★★☆ 4.3/5	<a href="#">Website</a>	Refined gastropub feel. It stands out for its higher-quality food, particularly brunch, garden/terrace.

# The PARKS



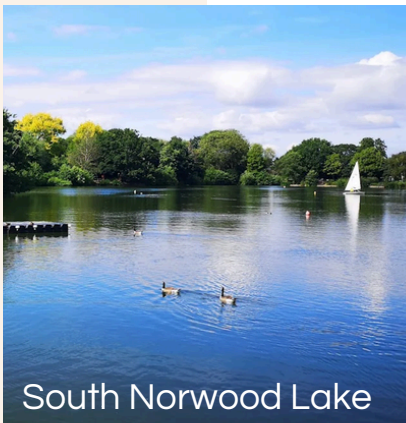
Crystal Palace Park

Enjoy a lifestyle surrounded by lush parks and green spaces...

Crystal Palace and the surrounding area are defined by an unusually high concentration of green spaces, giving the neighbourhood a very open and residential feel. Beyond Crystal Palace Park, locals also use Westow Park, Norwood Park, and South Norwood Lake and Grounds, each offering a different character, from elevated views and open lawns to lakeside walks and more enclosed woodland areas. Together, these parks create a continuous green network that supports everyday outdoor life, exercise, and community activity throughout the area.



Westow Park



South Norwood Lake

Name	Distance	Notes
Crystal Palace Park	14 min walk	Large historic park with open spaces, lakes and views over London, used for walking, sport and leisure.
Westow Park	11 min walk	Small neighbourhood park in the Triangle, mainly for sitting, picnics and local use.
South Norwood Lake	15 min walk	local park centred around a lake where dinghy sailing is practised through a local sailing club. It is a quiet space used for walking, running and enjoying nature, alongside light water-based activities.

# The CULTURAL OFFER



Crystal Palace  
Food Market



Everyman Cinema



South Facing Festival

The area offers a vibrant cultural scene...

Life in Crystal Palace revolves around independent streets, green space and a relaxed pace. The park plays a central role in daily routines, whether for walking, running or simply meeting friends, and the area has a slightly creative, slightly alternative feel without losing its practicality.

Name	Distance	Website	Notes
Haynes Lane Market	10 min walking	<a href="#">Website</a>	independent traders and a strong vintage focus, ideal for browsing and finding unique pieces
EveryMan	10 min walking	<a href="#">Website</a>	Premium cinema experience with sofas, table service, food and drinks delivered to seats
South Facing Festival	10 min walking	<a href="#">Website</a>	open-air concert series held in Crystal Palace Park, genres like electronic, hip hop, indie and live bands
Crystal Palace Food Market	8 min (driving)	<a href="#">Website</a>	Inside Crystal Palace Park. Focus on high-quality street food and artisan produce



# TRANSPORT

Crystal Palace Station offers excellent direct connections to Central London. It provides services to Victoria, London Bridge and Highbury & Islington.

Typical journey times from Crystal Palace Station to Central London:

- London Bridge: 28 - 30 min
- Victoria: ~ 28 min

## Bus Routes Nearby

- To Central London (Victoria / Westminster / Oxford Circus): 3, N3, N63, N137
- To London Bridge / Elephant & Castle: 363
- To Brixton / Clapham / Stockwell: 322, 432, 417
- To Croydon / West Croydon / Wallington: 157, 410, 450
- To Lewisham / Catford / Blackheath: 202
- To Beckenham / Bromley / Orpington: 227, 358
- To Anerley / Penge / Sydenham / Forest Hill connections: 249

## To Central London by bike (typical times)

- London Bridge: ~35–45 min
- Brixton: ~15–25 min
- Waterloo / Westminster: ~40–55 min

*The*  
**INVESTMENT  
OPORTUNITY**



# RENTAL MARKET IN SE19

## The Opportunity

For this property specifically: Given the private garden, heated shed/home office, and communal garden features that are genuinely rare for a lower ground floor flat a realistic asking rent would be around £2000 pcm, justified by the unique outdoor amenities.

Metric	Value
Gross Yield	5.70%
Based on	38 properties analysed(*)
Average Monthly Rent	£1,439 pcm
Typical Range (70% of market)	£1,352 – £1,600 pcm

\* 1-bedroom flats in SE19

## Rental Market

SE19 is a supply-constrained rental market where demand consistently outpaces supply making it a reliable location for buy-to-let investment.

## Investor Appeal

Properties in SE19 rent quickly and consistently: average void periods are just 57 days, with a strong 53% monthly turnover rate across active listings. At the current pace, the 1.9 months of inventory means all available rentals would be absorbed in under 8 weeks highlighting strong and steady demand. For a distinctive property like this one, time on the market could be shorter than average, given its unique features.

Average **70** rentals per month

**134**

properties for rent



stock turnover per month

**1.9**

months of inventory

**Landlord's market**

High demand, rents may rise

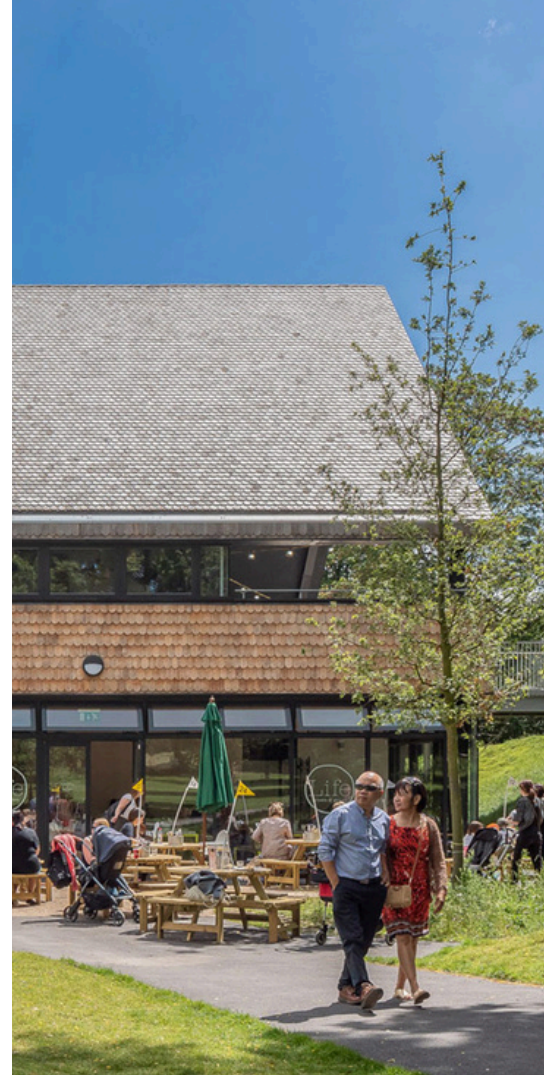
**59**

average days to rent

# TENANT PROFILE

Knowing who rents in SE19 helps you understand the type of tenants you can expect.

The area attracts skilled professionals and young couples predominantly remote workers with strong incomes who prioritise quality of life over commute convenience.



## Professional Tenant Base

Renters in SE19 are overwhelmingly well-educated professionals, with 61% holding a university degree, nearly double the national average. The majority work in high-skilled occupations: senior management, professional services (finance, legal, tech, creative industries), and associate professional roles, which together account for nearly 6 in 10 residents. This is not a transient or student area, these are established, career-driven individuals and couples with the financial stability to commit to quality rentals.

## High-Value Renter Profile

In terms of income, the average household earns around £57,300 per year, comfortably placing them in a position to afford rents in the £1,400–£1,900/pcm range. What makes SE19 particularly distinctive is its work-from-home culture: 63.9% of residents work remotely, meaning tenants are spending the majority of their time in the property not just sleeping there.

## Strong Demand Match

For a lower ground floor flat on Church Road, the alignment with the local tenant profile is exceptionally strong, particularly in SE19 where a high proportion of residents work remotely (63.9%). As tenants spend most of their time at home, lifestyle-led features such as a private garden, communal outdoor space, and a heated shed suitable as a home office or guest room become key decision drivers rather than optional extras. This type of setup naturally appeals to well-qualified professionals seeking comfort, flexibility, and quality of life, resulting in stronger demand, premium rental values, and longer tenancies.

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*Let's get in touch*

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