



Central Hill, SE19 | £290,000

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In General

- One bed period conversion
- Ample character & charm
- Wood flooring
- High ceilings
- Fitted storage
- Modern kitchen
- No onward chain

In Detail

This beautifully presented one-bedroom conversion flat occupies the upper ground floor of an imposing and characterful mansion building.

The apartment enjoys generous proportions throughout, enhanced by impressively high ceilings and large windows that create a bright, airy atmosphere.

The accommodation includes a spacious 16ft reception room ideal for both relaxing and entertaining, a well-sized double bedroom, and a modern kitchen with white high gloss cabinetry and solid wood surfaces. A neatly appointed family bathroom completes the internal layout. Residents also benefit from off-street parking and access to attractive communal grounds, providing a peaceful outdoor retreat.

This charming home is perfectly suited to first-time buyers, downsizers, or investors seeking a well-located property with character and convenience.

Central Hill is ideally positioned within easy walking distance of the vibrant Crystal Palace Triangle, renowned for its eclectic mix of independent boutiques, cafés, restaurants, and bars. The area offers a lively community atmosphere alongside excellent everyday amenities.

For outdoor leisure, the expansive Crystal Palace Park is close by, offering landscaped grounds, lakes, sports facilities, and the iconic National Sports Centre. Transport links are superb, with both Gipsy Hill and Crystal Palace railway stations within reach, providing frequent services into London Victoria and London Bridge—making this an excellent choice for commuters.

No onward chain.

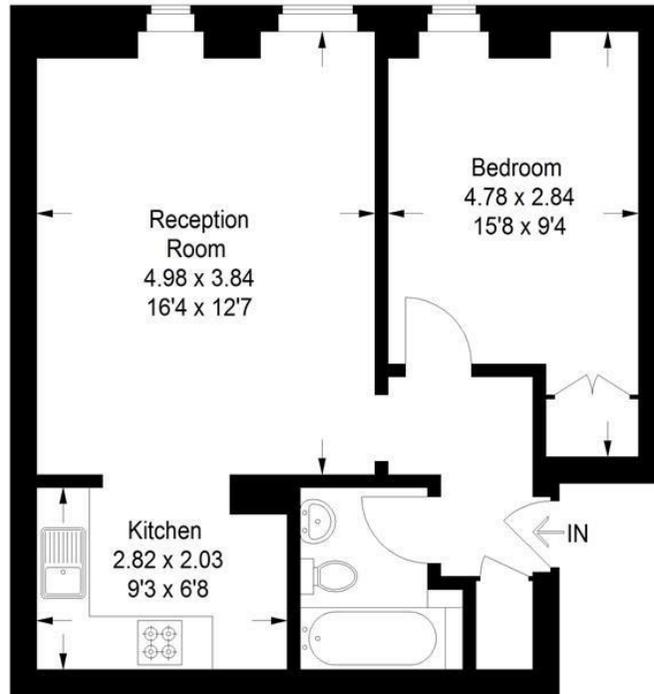
EPC: C | Council Tax Band: B | Lease: 92 Years remaining | SC: £2,472 pa | GR: £200 pa | BI: TBC



Floorplan

Central Hill, SE19

Approximate Gross Internal Area
46.6 sq m / 502 sq ft



Ground Floor

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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		76	80
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		

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