



Brabourne Close, SE19 | £250,000

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# In General

- One bedroom garden flat
- Lots of storage space
- Chain free
- Residents parking
- Walking distance to Gipsy Hill Station

# In Detail

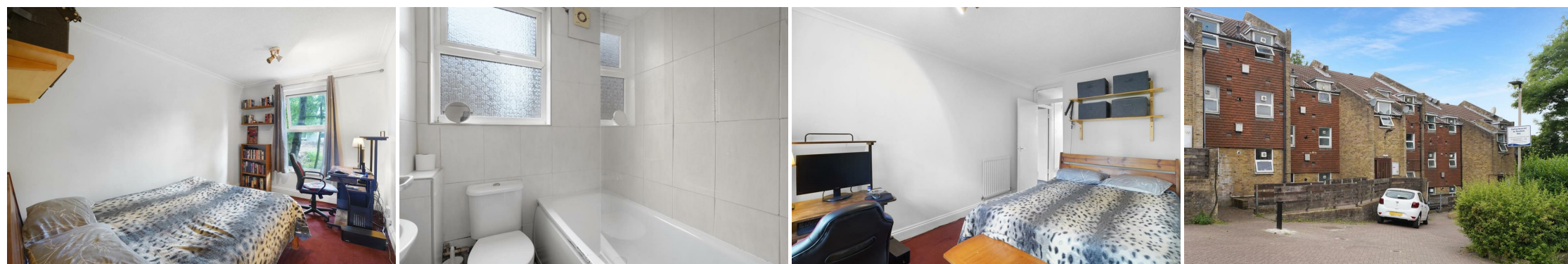
Welcome to this charming ground floor garden flat located on Brabourne Close in Crystal Palace. This purpose-built property offers a delightful living space of 517 square feet, making it an ideal choice for individuals or couples seeking comfort and convenience.

As you enter the flat, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed bedroom offers a peaceful retreat, while the bathroom is designed for both functionality and comfort.

One of the standout features of this property is its lovely garden, which is easily accessible from the flat, allowing you to enjoy outdoor space right at your doorstep. The flat also benefits from a designated parking space, a valuable asset in this bustling area of London.

Situated within walking distance of Gipsy Hill station, commuting to central London is both easy and efficient. Additionally, the vibrant Crystal Palace triangle is nearby, offering a variety of shops, cafes, and restaurants, ensuring that you have everything you need within reach.

EPC: C | Council Tax Band: B | Lease: 86 Years remaining | SC: £153.14pm | GR: £10pa | BI: TBC



# Floorplan

**Brabourne Close, SE19**

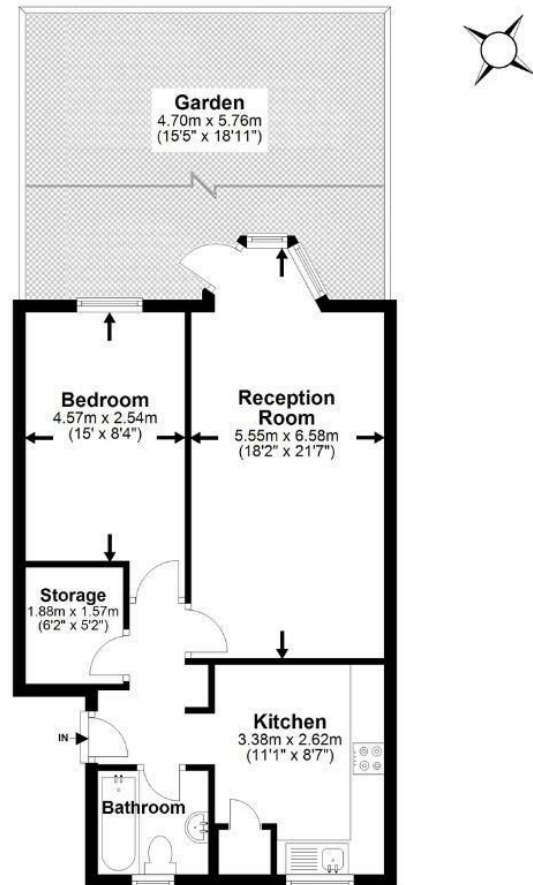
Total\* = 49.5 sq. m / 532.4 sq. ft

Ground Floor = 49.5 sq. m / 532.4 sq. ft

☐ = Reduced head room below 1.5m



**Ground 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		
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	74	77
EU Directive 2002/91/EC		

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