



Spinney Gardens, SE19 | £465,000

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# In General

- Two bedroom house
- Sought after eco development
- No onward chain
- Upgrades required
- Allocated residents parking
- Nearby the Triangle
- Quiet location
- Freehold

# In Detail

Set within a quietly positioned, woodland enclave in the heart of Crystal Palace, this two bedroom house forms part of the much admired Spinney Gardens development. Available with no onward chain, the house presents a compelling opportunity for refurbishment and personalisation.

The internal arrangement unfolds across two levels. At entry, a reception space is paired with an open-plan kitchen, configured to encourage a sociable layout. To the rear, a striking double-height conservatory introduces a strong vertical volume and draws in natural light, establishing a direct visual and spatial connection with the surrounding greenery. Above, two double bedrooms overlook the conservatory void, each with access to this glazed volume, reinforcing a sense of openness and continuity between levels.

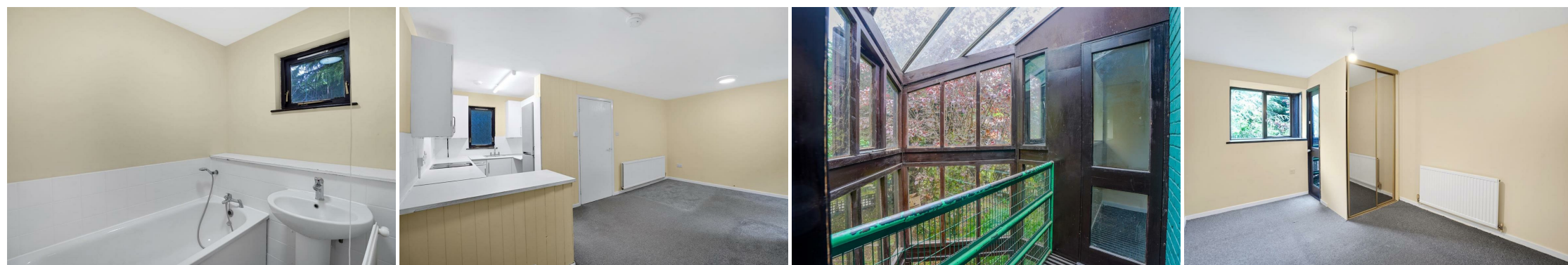
While the house would benefit from decorative updating, its architectural character and unusual configuration offer a strong foundation for considered intervention.

The rear garden is unprogrammed; a private, green backdrop framed by mature planting and woodland beyond. Additionally the property has an allocated parking space.

Spinney Gardens is distinctive within the local area, conceived as a low-density, landscape-led development set discreetly behind a canopy of trees. Its carefully maintained communal grounds, interwoven with areas of looser, naturalistic planting, create an atmosphere more akin to a secluded retreat than a suburban setting. A palpable sense of community exists among residents.

The amenities of central Crystal Palace are within easy reach, alongside rail connections from both Gipsy Hill and Crystal Palace stations, providing access to central London and beyond.

EPC: D | Council Tax Band: D | Service charge: £859.48




# Floorplan

## Spinney Gardens, SE19

Total\* = 66.9 sq. m / 720.4 sq. ft

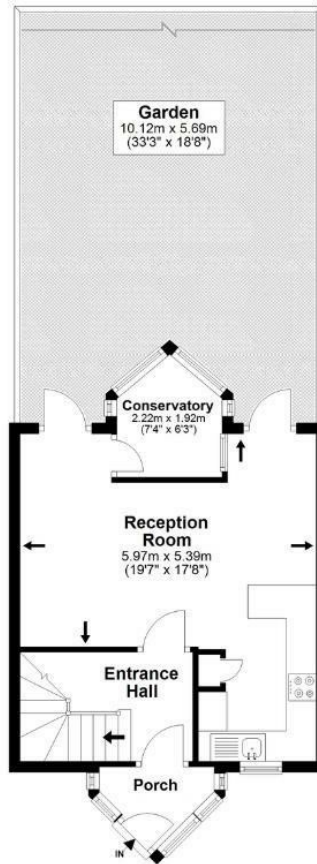
First Floor = 30.3 sq. m / 326.4 sq. ft

Ground Floor = 36.6 sq. m / 394.0 sq. ft

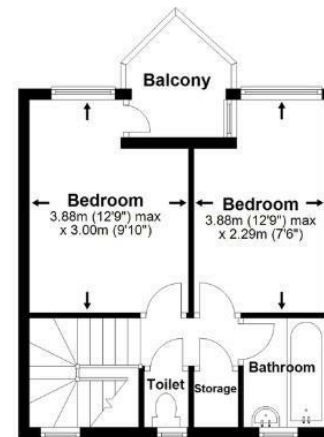
 = Reduced head room below 1.5m



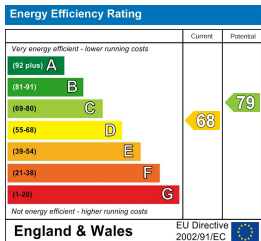
### Ground Floor



### First 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.



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