



Beardell Street, SE19 | Guide Price £400,000

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In General

- Two bedrooms
- Luxury bathroom with walk-in shower
- Chain free
- Close to transport links
- Industrial-style design
- Bespoke kitchen with bar
- Solid oak flooring
- Top floor
- Lots of natural light
- Central location

In Detail

GUIDE PRICE £400,000 - £425,000

A light-filled and exceptionally well finished two bedroom top floor apartment, occupying a discreet position within the heart of Crystal Palace’s sought after Triangle.

This distinctive home combines the proportions and character of a warehouse conversion with the finish and efficiency of a much more contemporary development. The result is an atmospheric and highly individual apartment, where considered detailing, tactile materials and industrial references come together to create a home with personality.

At its heart is an impressive bespoke kitchen, designed as a sociable space with a generous sit-up breakfast bar and a combination of marble work surfaces, a butler sink and range cooker. Solid oak flooring runs through the main living spaces, complemented by original-style cast iron radiators and a carefully selected palette of natural and reclaimed materials.

The industrial aesthetic continues throughout, with exposed brickwork and steelwork providing an authentic sense of character, while a reclaimed prison entrance door adds an unexpected and particularly striking detail. The generous entrance lobby creates a useful transition into the main living accommodation and contributes to the apartment’s feeling of space.

A recently upgraded bathroom is equally impressive, combining a large bath and a separate walk-in shower with tasteful tiling options. Two well proportioned bedrooms complete the accommodation, offering flexibility for guests, home working or everyday living.

The location is a particular attraction. Positioned within the Triangle, the apartment is surrounded by the independent cafés, restaurants, bars, shops and leisure facilities for which Crystal Palace has become so well known. Both Gipsy Hill and Crystal Palace railway stations are within easy reach, providing convenient connections into central London.

EPC: B | Council Tax Band: C | Lease: 114 Years remaining | SC: £2870pa inc. reserve fund | GR: £375pa



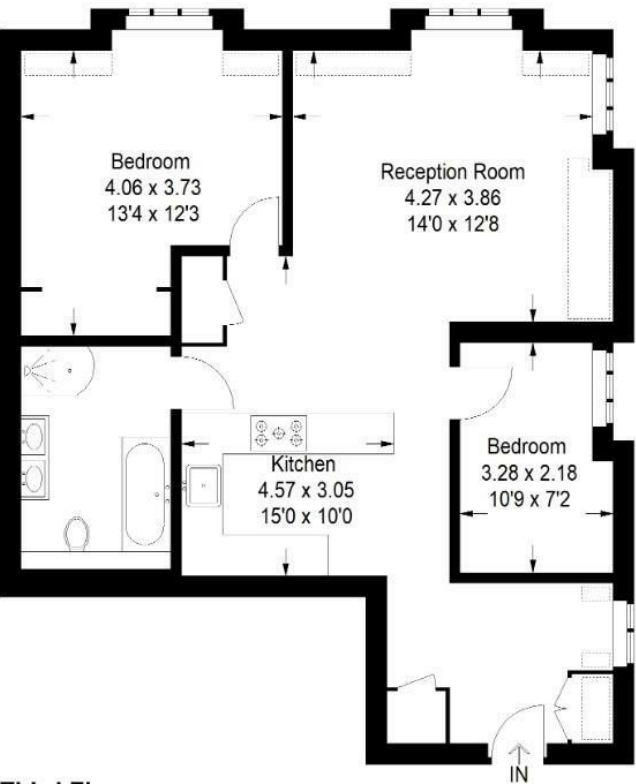
Floorplan

Beardell Street, SE19

Approximate Gross Internal Area
71.8 sq m / 773 sq ft

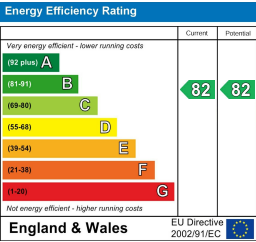


 = Reduced headroom below 1.5 m / 5'0"



Third Floor

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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.



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