



Beardell Street, SE19

£515,000 *Leasehold*



This striking, industrial-style apartment blends eco-conscious design with generous space and has been owner-occupied and never rented, lived in as a proper home from day one.

Featuring an original Victorian steel-plated prison door, exposed brickwork, engineered oak floors, and exposed steel ductwork.

KEY FEATURES

- Distinctive industrial character
- Striking Winter Terrace
- Bright open plan living and dining
- 2 bedrooms
- 1 bathroom
- 1 kitchen



Crystal Palace

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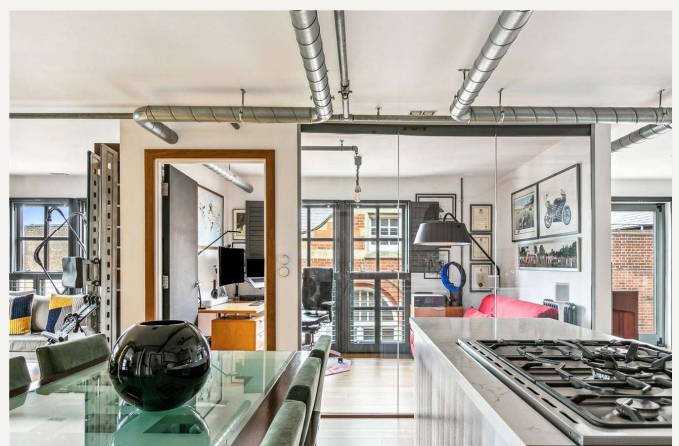
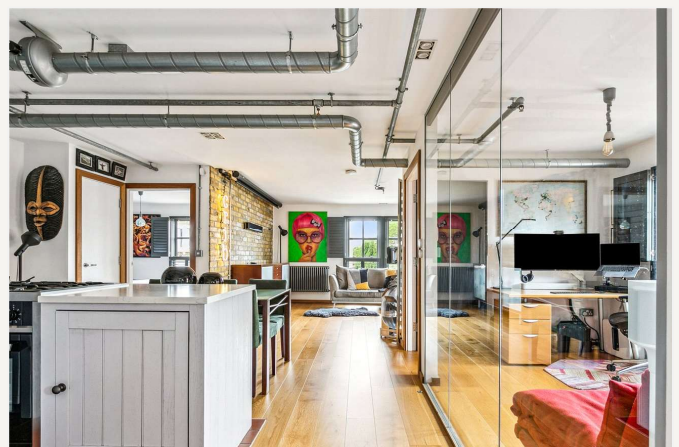
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The rustic kitchen boasts marble worktops, while the bathroom contrasts reclaimed timber panelling with Victorian-style porcelain tiles and LED mood lighting. A sunlit Winter Terrace with bifolds and a Juliette balcony forms an impressive entrance-lounge, creating instant impact. Stylish, rare, and brilliantly executed.

These apartments are enviably positioned directly on the Crystal Palace Triangle with its array of restaurants, cafés, bars, funky boutiques and bookshops. Crystal Palace is a vibrant and exciting area attracting young dynamic professionals and families more now than ever. Crystal Palace is served by the East London line with Canary Wharf only 21 minutes away as well as the West End with frequent services running from both Crystal Palace and Gipsy Hill.





MATERIAL INFO

Tenure: Leasehold

Term: 113 year and 4 months

Service Charge: £2700 per annum

Ground Rent: £ 709.84 Annually (subject to increase)

Council Tax Band:

EPC rating: B

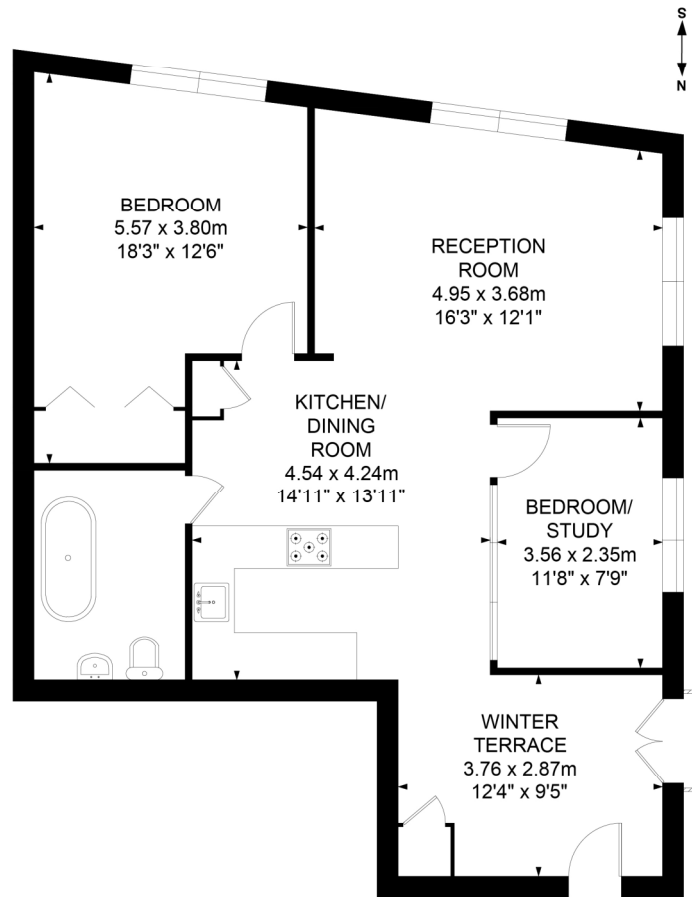
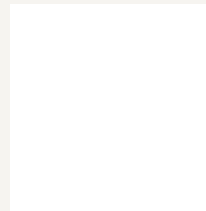


Illustration for Identification Purposes Only. Not To Scale.
Floor Plan Drawing According To RICS Guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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