



WALDEGRAVE ROAD, SE19
£725,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED THREE BEDROOM MAISONETTE LOCATED IN THE HEART OF CRYSTAL PALACE

Crystal Palace | 02038693222 | crystalpalace@winkworth.co.uk

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DESCRIPTION:

Winkworth is pleased to offer this beautifully presented spacious three-bedroom maisonette for sale in the heart of Crystal Palace. The property has been carefully maintained by the current owners, it comprises of 3 double bedrooms, 1 newly improved bathroom and shower room, 1 WC, an open plan reception and dining room, a brand-new kitchen, a conservatory, and a shared garden with front and side access. The property further benefits from lovely period features, including original marble fireplace, one of which is a working open fireplace. The property has been finished to a high standard throughout, with a spacious and modern interior, and an abundance of natural lighting throughout the property, this home is perfect for first-time buyers or expanding families.

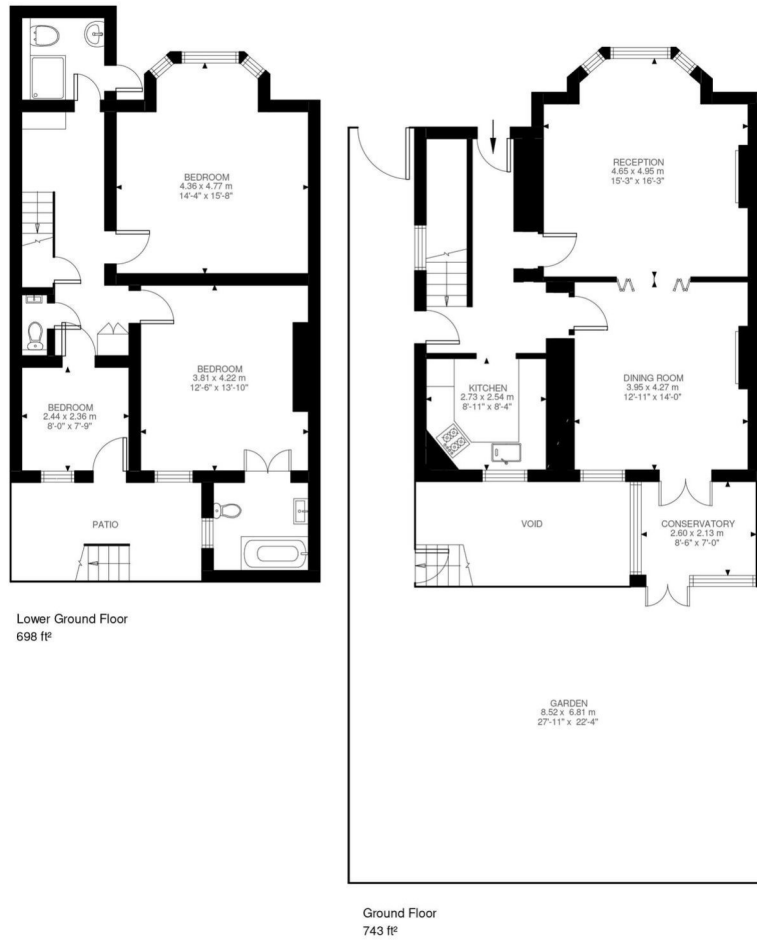
Located on the ever-popular Waldegrave Road, the property is located a short walk to Crystal Palace station, making the commute into central London expedient and convenient. With the open spaces of Crystal Palace Park and Crystal Palace Triangle, which has an abundance of boutique shops, independent restaurants and all your local amenities, the location is unbeatable.

AT A GLANCE

- 3 bedrooms
- 1 bathroom
- 1 reception room
- Share of Freehold
- Garden
- Private parking







Waldegrave Road, SE19
Approximate Gross Internal Area
133.84 SQ.M / 1441 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 999 years

Service Charge: £1099.9 per annum

Ground Rent: £ 0 Annually

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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