



Highfield Hill, SE19

OIEO £290,000 *Leasehold*



An immaculately presented one-bedroom apartment located on the first floor of this purpose-built block.

KEY FEATURES

- Long Lease (140 Yrs +)
- Open-plan Kitchen & Reception
- One Bedroom
- One Bathroom
- Communal Garden
- Residential Parking
- Great Location



Crystal Palace

02038693222 | crystalpalace@winkworth.co.uk

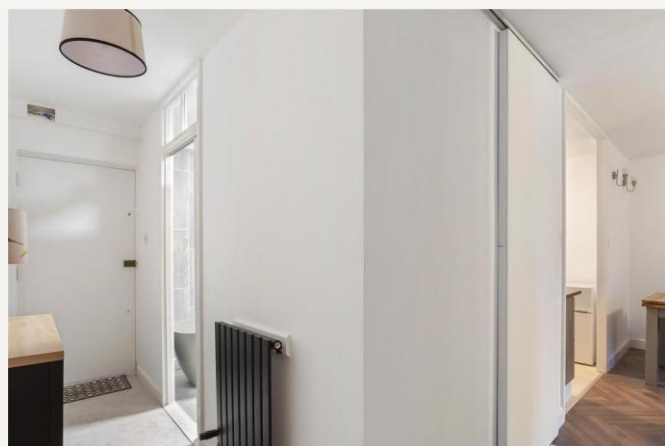
Winkworth

for every step...



The property is finished to a very high specification throughout and features a modern open-plan kitchen, reception area, a double bedroom with built-in wardrobes and a contemporary four-piece bathroom suite. Additional benefits include off-street residential parking and access to a communal garden. An ideal purchase for first-time buyers or investors.

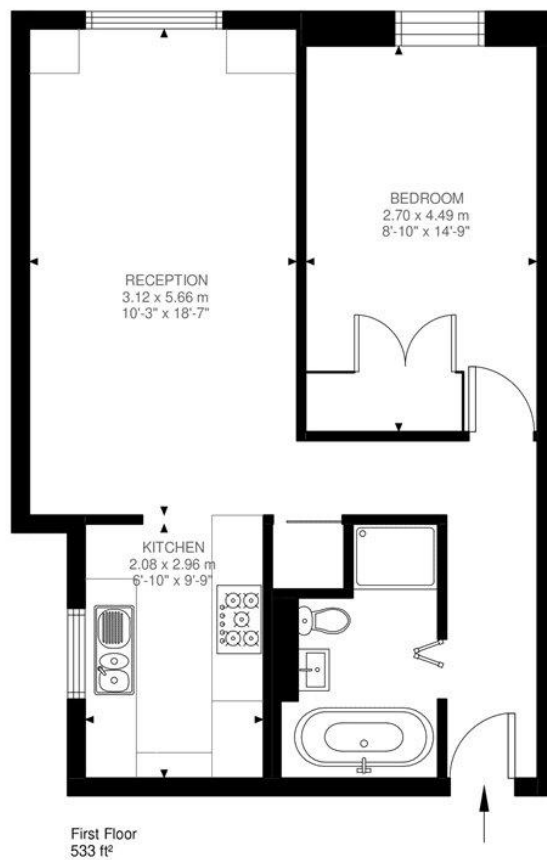
Highfield Hill is situated in the Harold Road conservation area, between Beaulah Hill and Church Road, a short walk from the shops and restaurants of Crystal Palace's triangle. The property is opposite Upper Norwood Recreational ground. The property is well located for outstanding local primary school, Rockmount.





MATERIAL INFO

Tenure: Leasehold
Term: 145 year and 10 months
Service Charge: £1672 per annum
Ground Rent: £ 34 Annually
Council Tax Band: C
EPC rating: C



First Floor
533 ft²

Highfield Hill, SE19
Approximate Gross Internal Area
49.56 SQ.M / 533 SQ.FT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Crystal Palace

02038693222 | crystalpalace@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.