



St Aubyns Road, London, SE19

OIEO £325,000 *Leasehold*

We are pleased to offer this spacious one double bedroom period conversion, located in the heart of Crystal Palace, just off the Triangle with a newly extended long lease.



KEY FEATURES

- Leasehold - newly extended long lease
- One double bedroom
- Lower ground floor
- Direct access to patio
- Good condition
- Great location - close to local amenities and transport links



Crystal Palace

02038693222 | crystalpalace@winkworth.co.uk

Winkworth

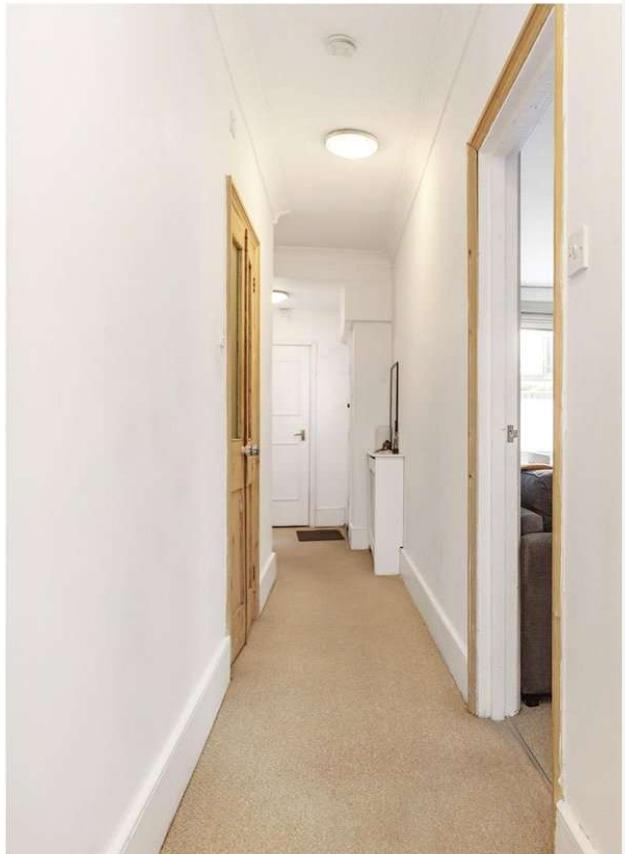
for every step...



Located on the lower ground floor the flat comprises, large reception, separate fitted kitchen, modern bathroom and good sized double bedroom. The property further benefits from having direct access to patio at the rear.

St Aubyn's Road is located off Westow Hill and on the doorstep of the fabulous shops, bars and restaurants available on the triangle. Crystal Palace and Gipsy Hill stations are both within easy reach which offer direct links in London.





MATERIAL INFO

Tenure: Leasehold

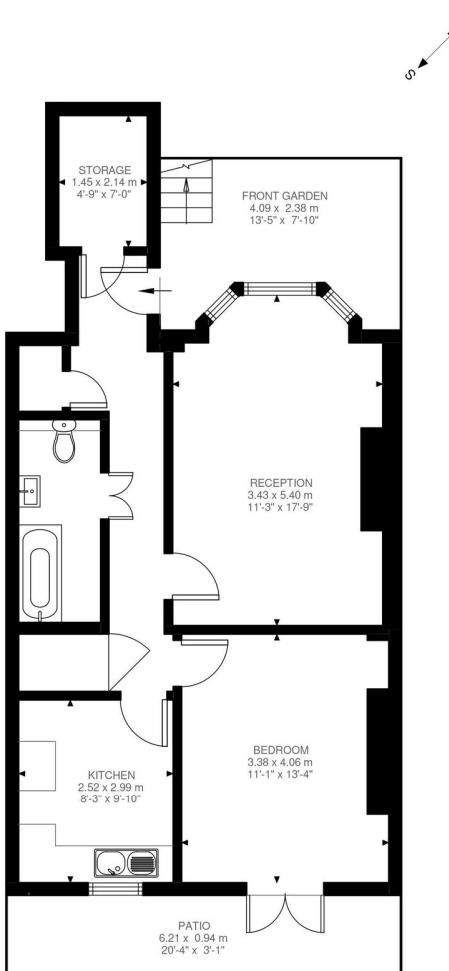
Term: 184 year and 8 months

Service Charge: £2640 per annum

Ground Rent: £ 120

Council Tax Band: B

EPC rating: D



Lower Ground Floor
639 ft²

St Aubyns Road, SE19
Approximate Gross Internal Area
59.38 SQ.M / 639 SQ.FT

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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...