



## Highfield Hill, SE19

£350,000 *Leasehold*



This well laid out newly decorated two bedroom apartment is situated on the ever-popular Highfield Hill.

### KEY FEATURES

- Leasehold
- 2 Double Bedrooms
- One Bathroom
- Communal Garden
- Close to local amenities and transport links
- Moments from Upper Norwood Recreational grounds
- Close to the Crystal Palace Triangle



Crystal Palace

02038693222 | [crystalpalace@winkworth.co.uk](mailto:crystalpalace@winkworth.co.uk)

**Winkworth**

for every step...



Comprises a newly fitted Wren Kitchen and spacious lounge dining area, a modern refitted bathroom fully tiled and two double bedrooms both fitted with wardrobes. This property also offers a beautiful and well-maintained communal garden with the added bonus of allocated off-street parking.

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 and is well located for the outstanding local primary school, Rockmount and is offered to the market with no onward chain.







## MATERIAL INFO

**Tenure:** Leasehold

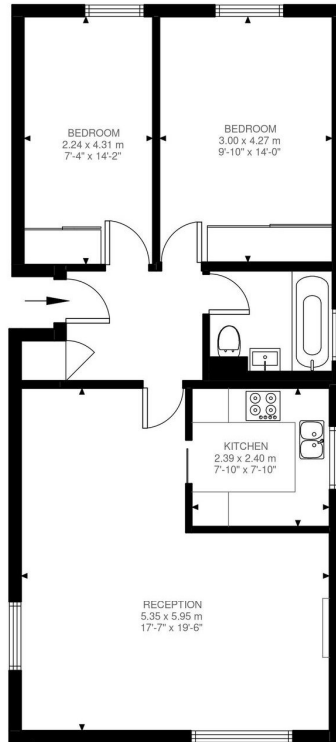
**Term:** 102 year and 5 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually

**Council Tax Band:** C

**EPC rating:** C



First Floor  
712 ft²

Highfield Hill, SE19  
Approximate Gross Internal Area  
66.12 SQ.M / 712 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	72 C	78 C
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](mailto: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.