



## Church Road, London, SE19

£550,000 *Leasehold*



Winkworth is pleased to offer to the market this lovely two-bedroom raised ground floor flat set within a stunning period conversion with a private garden.

The property comprises; two double bedrooms with garden views, an open plan kitchen and dining room with hardwood flooring and a modern high spec kitchen with marble worktops featuring 4 De Dietrich ovens and tiled backsplash, a newly refurbished modern bathroom, and plenty of storage throughout.

### KEY FEATURES

- 2 generous double bedrooms with garden views
- Stunning Period Conversion
- Abundance of natural light throughout
- Modern high-spec kitchen with marble worktops
- Newly re-furnished bathroom
- Hardwood flooring throughout
- Open-plan living



**Crystal Palace**

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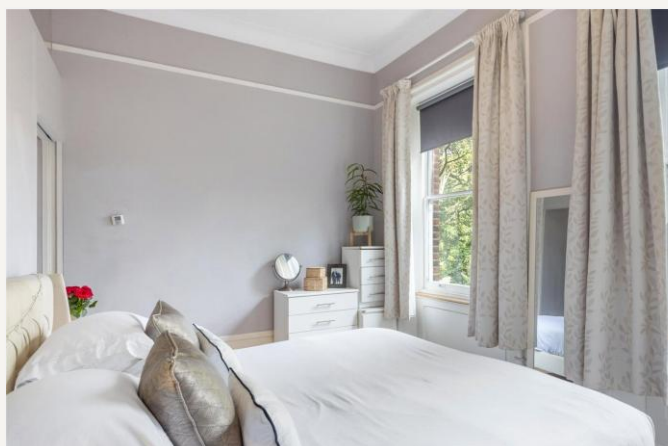
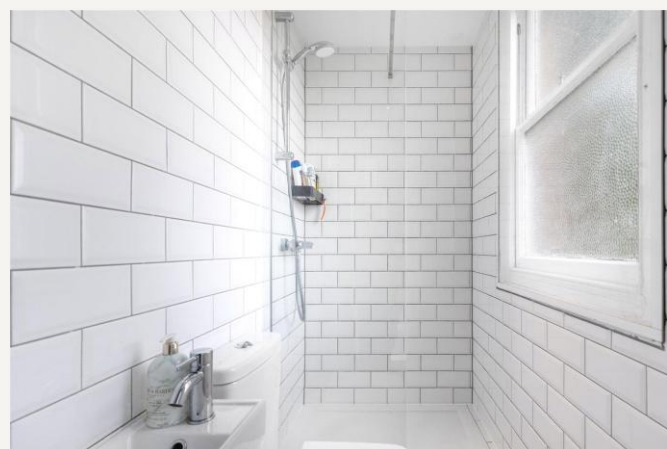
for every step...



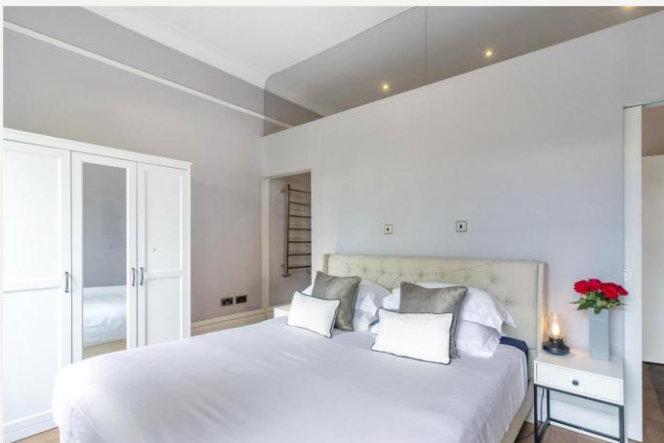


The property has been stylishly designed and offers generous room sizes, plenty of natural light and modern fittings.

Church Road is situated off Crystal Palace's Triangle; you are moments away from some of South London's finest antiques shops, plenty of cool bars, florists, coffee shops and gyms. The property is in an enviable location. You are also only a short walk from Crystal Palace and Gipsy Hill Train Stations, they offer links into Clapham Junction, London Victoria and London Bridge at regular intervals.

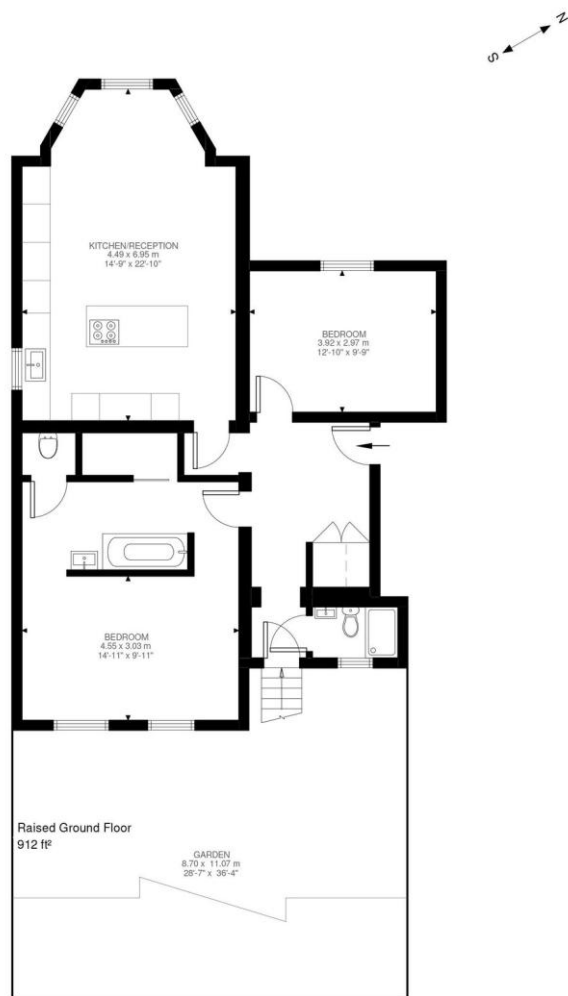






## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 112 year and 7 months  
**Service Charge:** £800 per annum  
**Ground Rent:** £250 Annually (subject to increase)  
**Council Tax Band:** C  
**EPC rating:** D



Church Road, SE19  
Approximate Gross Internal Area  
84.75 SQ.M / 912 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

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		81 B
55-68	D	62 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.

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