



HIGHLAND ROAD, SE19

**£1,850,000 FREEHOLD**

**A SUBSTANTIAL, DETACHED, FORMER VICARAGE  
SITUATED ON A QUIET CORNER PLOT OFF GIPSY  
HILL.**

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## DESCRIPTION:

Winkworth is delighted to bring to market, for the very first time, this substantial, detached former vicarage dating back to the mid-19th century. Nestled on a peaceful corner plot off Gipsy Hill, The Rectory is one of South London's most exceptional residences.

Set within a secluded plot in Crystal Palace, this impressive home boasts a wraparound garden and expansive living spaces. The current layout, which includes a self-contained flat with its own entrance, provides three large receptions, a kitchen, nine bedrooms, a kitchenette, three bathrooms and two cloakrooms plus an outbuilding which could serve as a fantastic garden kitchen / BBQ area. The property also features a gated driveway leading to a detached garage, generous front and rear gardens, and a wealth of striking original detail including ornate fireplaces, ecclesiastical-style windows, grand bays, decorative coving, high skirting, picture rails, and high ceilings. The property has been occupied until recently and with a degree of modernisation and sympathetic refurbishment has the potential to create a truly unique and stunning family home.

Highland Road is just 320 meters from Gipsy Hill Station providing regular direct services to London Bridge and London Victoria. Renowned private schools including Dulwich Prep, Dulwich College, Alleyn's, and JAGS are all within easy reach and served by dedicated school coach services. The popular Paxton Primary School is moments away, as are the vibrant 'Triangle' and the expansive Crystal Palace Park.

## AT A GLANCE

- 9 bedrooms offered
- A secure gated drive and garage
- A large front and rear wrap-around garden
- Beautiful original features
- Close to local amenities and transport links
- Direct links into London Bridge and London Victoria
- Moments from outstanding local school
- Property was historically two separate dwellings
- 2 Council Tax Bands - C & D







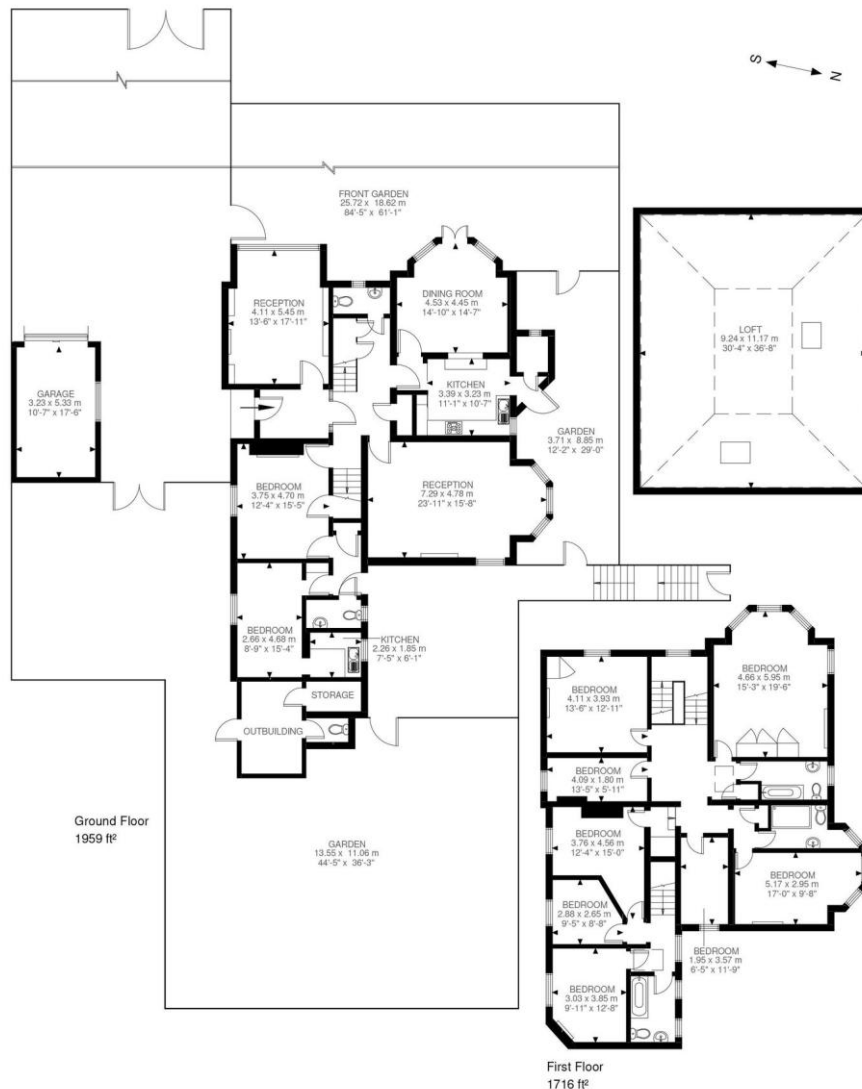


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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             |         | 79 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Freehold

**Council Tax Band:** C & D

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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