



Church Road, SE19

£430,000 *Leasehold*



An incredibly spacious one-bedroom apartment measuring 584 sq ft, set within a stylishly converted double-fronted Victorian house.

#### KEY FEATURES

- Leasehold
- Period conversion
- 1 generous bedroom
- Great decoration
- Retained period features
- Secure bike storage



**Crystal Palace**

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

**Winkworth**

for every step...



The property features a large open-plan kitchen and living area, a generously sized bedroom, and period details throughout, including high ceilings with decorative coving, large sash windows with plantation shutters, and engineered wooden flooring. Additional benefits include secure bike storage, and access to a well-maintained communal garden.

Located on Church Road, just off the vibrant Crystal Palace Triangle, you're a short walk from the Everyman Cinema, weekly farmers' markets, and a great selection of bars and restaurants. Crystal Palace Park is just ten minutes away by foot, and both Crystal Palace and Gipsy Hill stations are within easy reach, offering regular services to London Victoria, London Bridge, and Clapham Junction, along with London Overground connections to Canada Water and Shoreditch High Street.





#### MATERIAL INFO

**Tenure:** Leasehold

**Term:** 144 years and 9 months

**Service Charge:** £2040 per annum

**Council Tax Band:** C

**EPC rating:** C

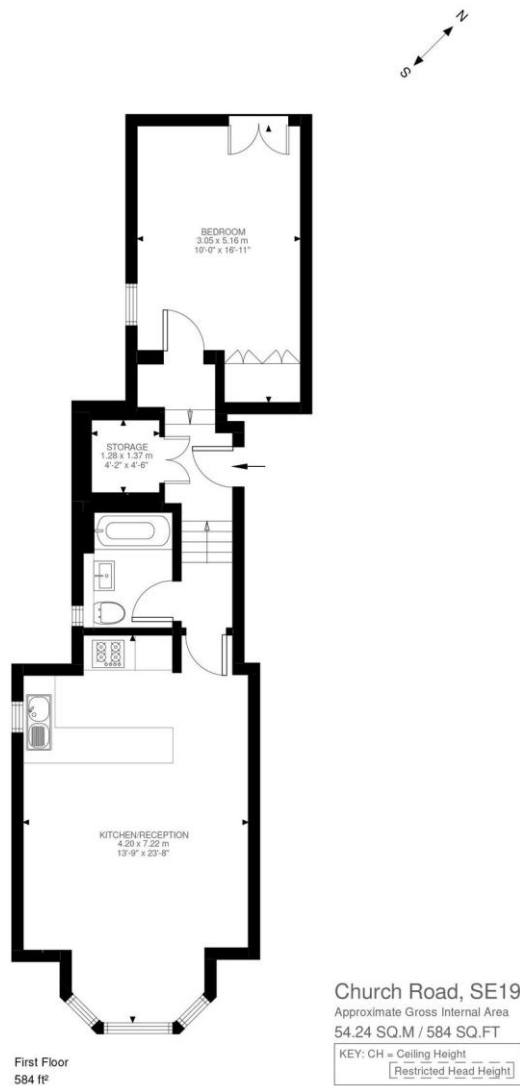


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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.