



Rockmount Road, SE19

£295,000 *Leasehold*



A raised ground floor one-bedroom flat with an abundance of natural light, set within an excellently located period conversion.

KEY FEATURES

- Leasehold
- A generous double bedroom
- Period conversion
- Spacious with ample storage options
- Abundance of natural light
- Moments from the Crystal Palace Triangle
- Close to Gipsy Hill and Crystal Palace stations

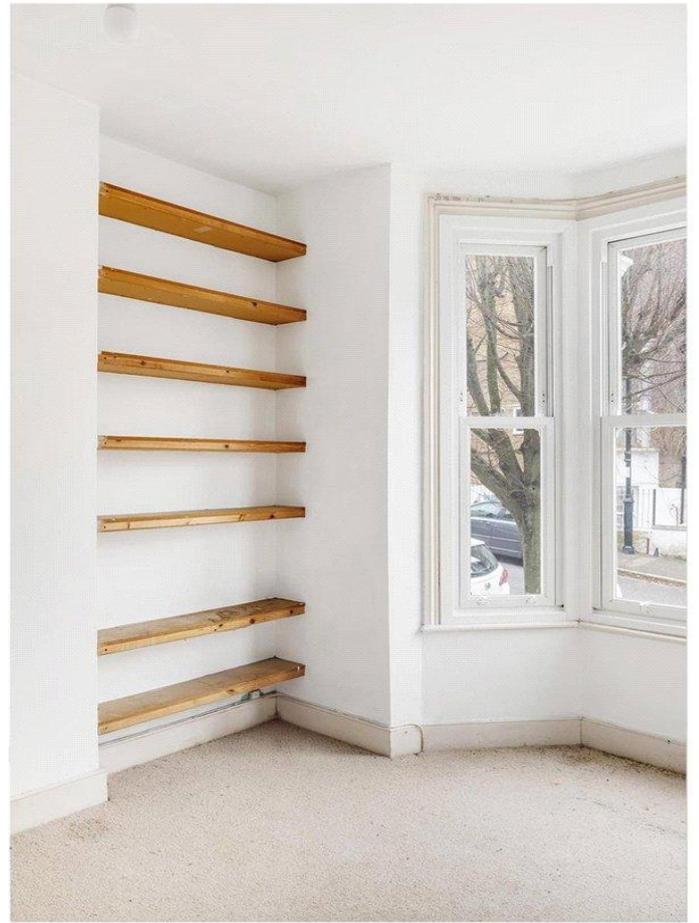


Crystal Palace

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The property comprises; a well-proportioned living room, a separate kitchen, large bathroom including a bath, with a double bedroom and an abundance of natural light. In need of modernisation, this property has tons of potential for the right buyer!

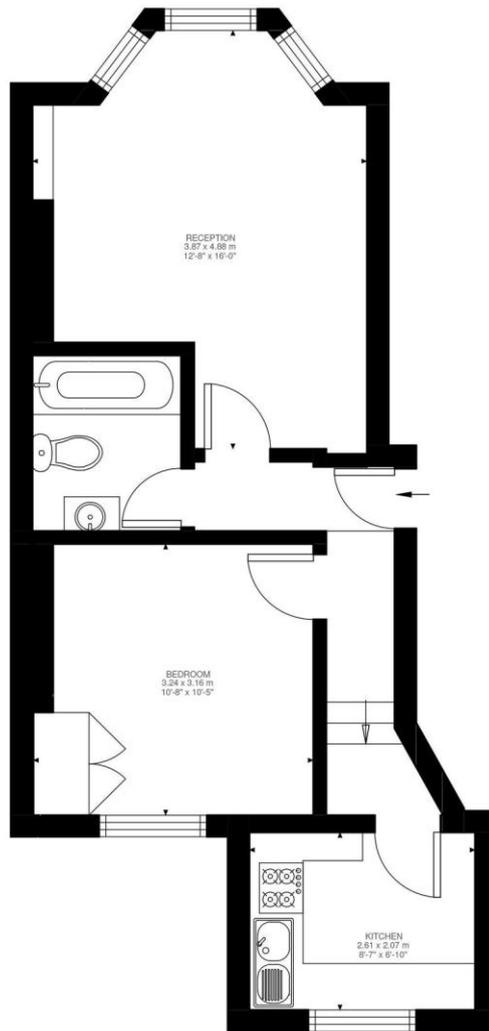
Rockmount Road is ideally located for Crystal Palace's triangle, full of fantastic restaurants, coffee shops and bars. Gipsy Hill train station is a short walk away, which offers commuter links into London Victoria and London bridge. There are some fantastic parks on your doorstep including Upper Norwood recreation ground, Crystal Palace Park, and Norwood Park.





MATERIAL INFO

Tenure: Leasehold
Term: 148 year and 8 months
Service Charge: £993 per annum
Ground Rent: £ 0 Annually
EPC rating: C



Raised Ground Floor
450 ft²

Rockmount Road, SE19
Approximate Gross Internal Area
41.83 SQ.M / 450 SQ.FT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 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.

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