



Camden Hill Road, SE19 | Offers In Excess Of £450,000

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# In General

- Two bedroom flat just off Crystal Palace triangle
- Newly renovated throughout
- Private garden (with views of the city)
- Near Crystal Palace and Gipsy Hill stations
- Separate/private front door

# In Detail

A newly renovated two bedroom ground floor garden flat positioned on a quiet leafy residential road in the heart of Crystal Palace.

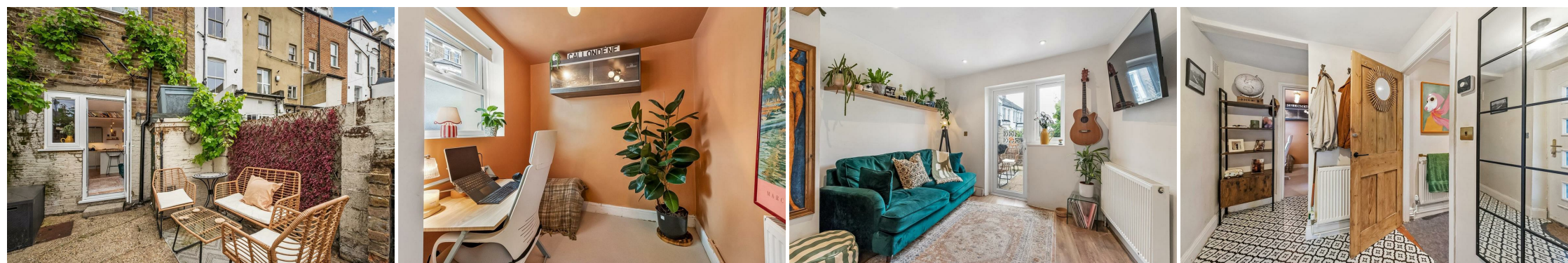
The property is accessed via a private entrance and has been finished in a contemporary style throughout. The main living space is a socially open-plan kitchen / reception room with solid oak flooring and room to dine. The kitchen is finished in a pleasant sage green and features a sit-up breakfast bar and integrated appliances - all with plenty of prep and storage space.

Newly fitted double-glazed windows not only enhance energy efficiency but also provide a serene atmosphere, allowing for peaceful living in the bustling city. The bathroom has metro brick tiling and stylish brushed brass fittings, whilst the larger bedroom boasts a bank of fitted wardrobes and a sunny bay window.

One of the standout features of this property is the private garden, which offers stunning views of the City skyline. This outdoor space is perfect for relaxing, gardening, or hosting summer barbecues with friends and family.

Situated just off the Triangle and in close proximity to Crystal Palace and Gipsy Hill stations, this location offers excellent transport links, making it easy to explore all that London has to offer. With its combination of various amenities, outdoor space, and a prime location, this flat is an exceptional opportunity for those looking to enjoy the best of city living.

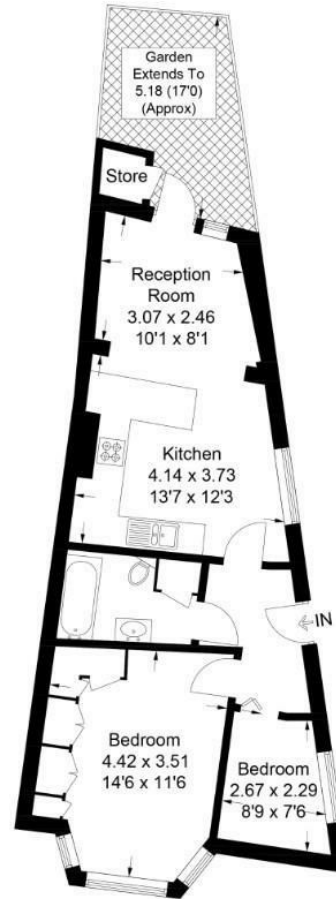
EPC: D | Council Tax Band: C | Lease: 137 Years remaining | SC: £555.75pa | GR: Peppercorn | BI: Inc. in SC



# Floorplan

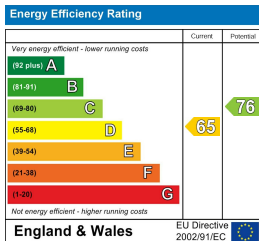
**Camden Hill Road, SE19**

Approximate Gross Internal Area  
(Excluding Outside Store)  
52.4 sq m / 564 sq ft



**Lower Ground Floor**

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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