



South Vale, SE19 | Guide Price £500,000

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# In General

- Bespoke kitchen
- Private garden
- Excellent transport links
- Moments away from Crystal Palace triangle
- Private entrance
- Share of freehold

# In Detail

Guide price £500,000 - £525,000

A light, bright and well presented two bedroom split-level maisonette, ideally positioned on one of Crystal Palace's most sought-after roads and just moments from the vibrant Triangle at the heart of the town. Further benefiting from a generous private section of rear garden, this impressive home offers versatile accommodation arranged over two floors.

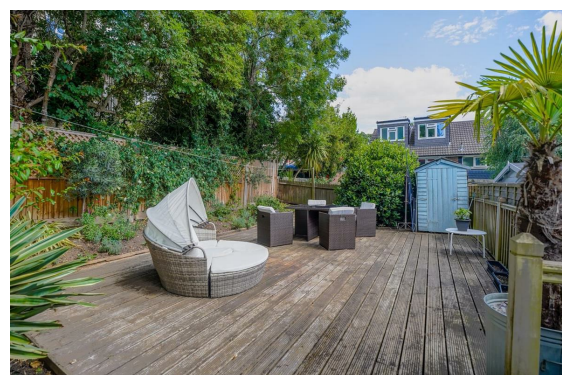
Accessed via its own private entrance, the property opens into a spacious 21ft 8in L-shaped reception room, thoughtfully designed to provide distinct living and dining areas. The reception space flows seamlessly into a contemporary kitchen, featuring attractive granite worktops, oak surfaces, and ample storage, creating an ideal setting for relaxing and entertaining.

The entrance level also comprises two well proportioned bedrooms, a modern family bathroom, and useful fitted storage. Occupying the upper floor is a particularly bright and airy master bedroom measuring 13ft 8in, complete with a private WC and extensive eaves storage, offering a peaceful retreat away from the main living accommodation.

Externally, the property enjoys a generous private section of rear garden, attractively screened by mature planting to provide a good degree of privacy. Designed with ease of maintenance in mind, the garden features decking throughout and offers an excellent space for outdoor dining, relaxation, or hosting guests.

The location is exceptional, with the fashionable Crystal Palace Triangle just a short walk away via nearby Haynes Lane. Renowned for its independent boutiques, cafés, bars, and restaurants, the area also hosts a popular weekly food market and a variety of community events throughout the year. Excellent transport connections are available via nearby bus routes on Central Hill, while Gipsy Hill station provides convenient rail services into Central London and beyond.

EPC: C | Council Tax Band: C | Lease: 121 Years remaining | SC: Nil | BI: £282.76




# Floorplan

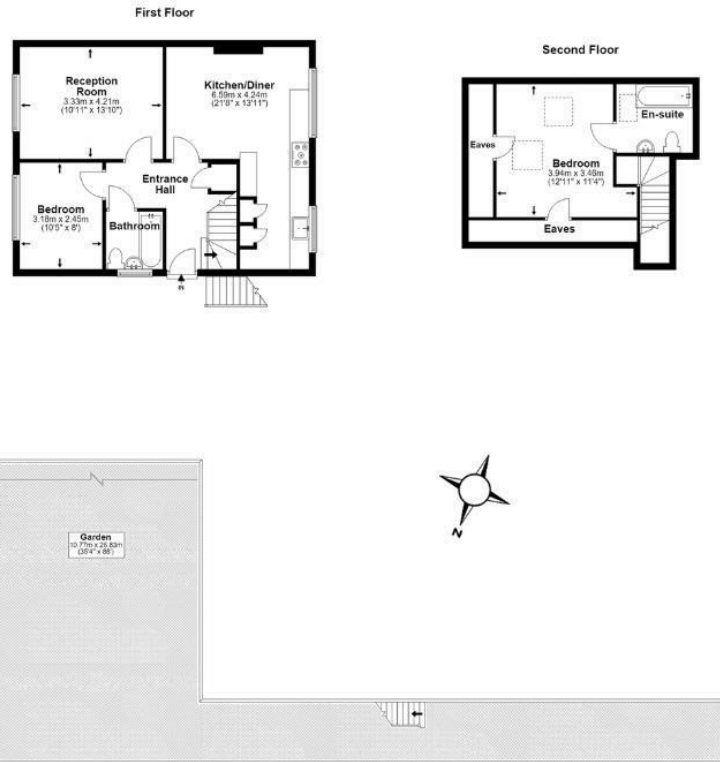
South Vale, SE19

Total\* = 86.0 sq. m / 925.7 sq. ft

Second Floor = 29.6 sq. m / 319.1 sq. ft

First Floor = 56.4 sq. m / 606.6 sq. ft

 = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) <b>A</b>		
81-101) <b>B</b>		
69-80) <b>C</b>		
55-68) <b>D</b>		
39-54) <b>E</b>		
21-38) <b>F</b>		
1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

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