# Central Hill, Crystal Palace, SE19

3 bedroom flat - £475,000 leasehold

Crystal Palace Sales

# Central Hill, Crystal Palace, SE19

## £475,000 leasehold 3 bedroom flat

Foxtons.co.uk/1715440

This generously sized top floor 3 bedroom flat offers an ample reception room, a roomy kitchen with dining space, smart storage solutions, a useful studio room and a spacious loft with skylight windows.

### KEY FEATURES

- Generously sized 3-bedroom top floor flat
- Ample and inviting reception room
- Roomy independent kitchen with dining space
- 3 well-proportioned bedrooms
- Smart built-in storage solutions
- Useful additional studio room
- Spacious loft area with skylight windows providing excellent natural light

### LOCAL AREA

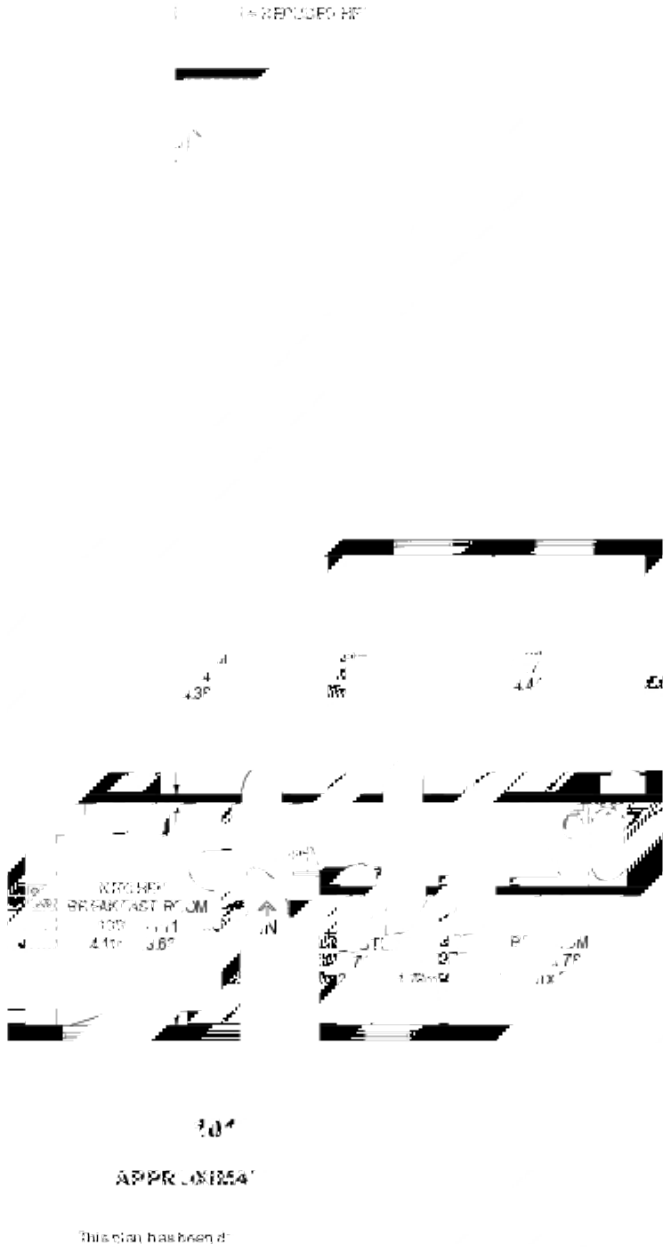
Ideally positioned close to Crystal Palace Park, the Triangle's popular cafés, restaurants and boutiques. Excellent transport links are available via Crystal Palace, Gipsy Hill and Sydenham Hill stations.

**Gipsy Hill Rail Station**
Southern line, Zone 3

**Crystal Palace Rail Station**
Southern Windrush lines, Zone 3+4

**Sydenham Hill Rail Station**
Southeastern line, Zone 3

Representation of current layout, gross internal floor area is approximately 1,422 Sq Ft ( Sq M)

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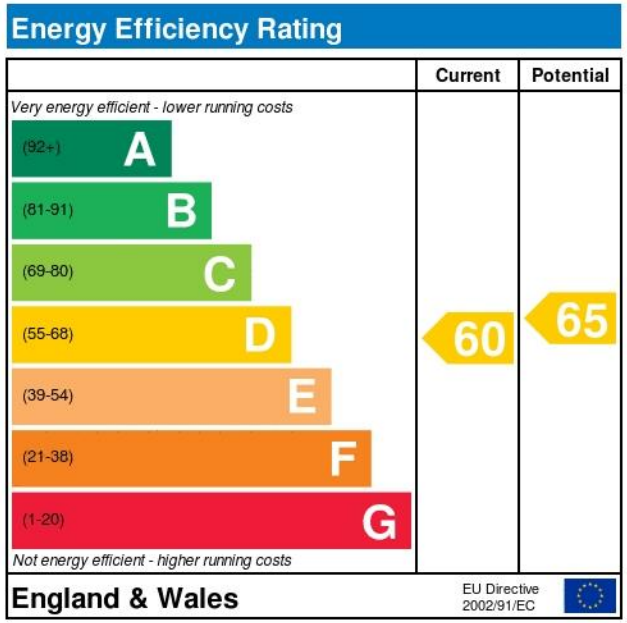


| | |
|---|---|
| Tenure | **Leasehold** |
| Lease Expires | **25/12/2167** |
| Ground Rent | **£689.00 per annum** |
| Service Charge | **£5,871.00 per annum** |
| Local Authority | **Croydon** |
| Council Tax | **To be confirmed** |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.63.133936)

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