



Kennington / Oval Sales, 12 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

CHURCH ROAD CRYSTAL PALACE



SOLD

REF: 638874

1 Bed, Purpose Built Apartment, Communal Garden, 1 Garage Parking Space

Fantastic Location - Great First Time Buy - Share Of Freehold - Popular Purpose Built Block -

Tastefully presented one bedroom first floor purpose built flat situated in the heart of Crystal Palace located conveniently for ample shopping amenities and excellent transport links with direct routes into Central London. This fantastic property comprises 15ft lounge, fitted kitchen, 11ft bedroom with built in wardrobes and a three piece bathroom suite. Additional benefits include a private garage. Available with no onward chain and keys are held. Please call Ludlow Thompson on 0208 2998300 t... **continued below**

Train/Tube - Crystal Palace, Anerley, Penge West, Gipsy Hill

Local Authority/Council Tax - Croydon

Tenure - Leasehold

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Lounge



Kitchen



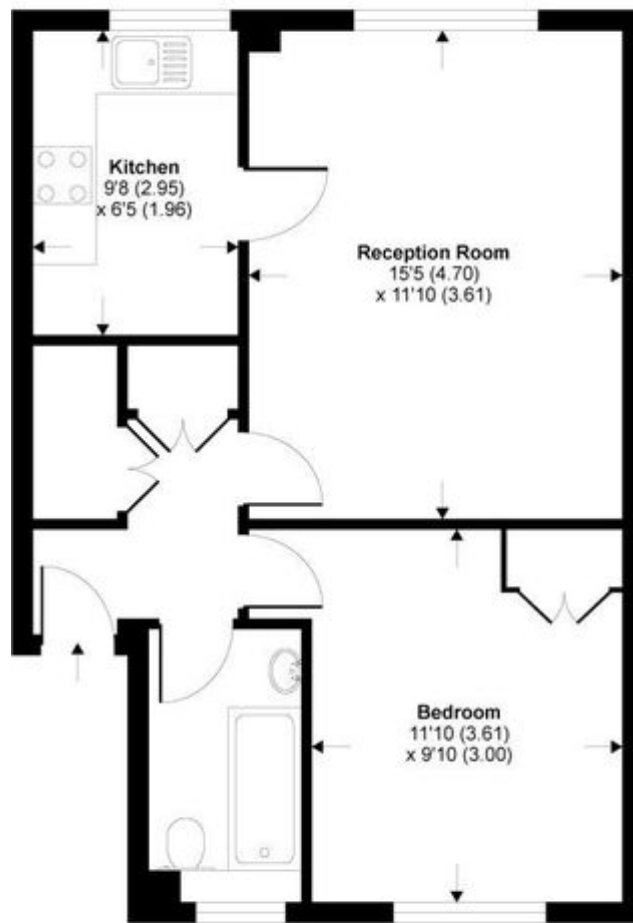
Bedroom



CHURCH ROAD CRYSTAL PALACE



Augustus Court, Church Road, London, SE19
APPROX. GROSS INTERNAL AREA
484 SQFT / 44.9 SQM



FIRST FLOOR

REF : 159787
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Produced for Pedder
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Lounge

Kitchen

Bedroom

Tenure Details

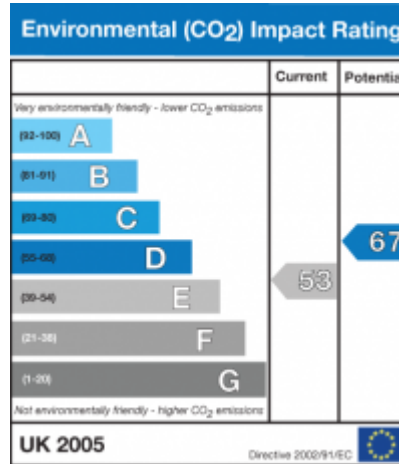
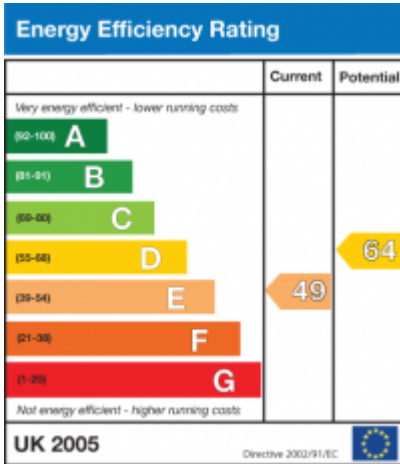
Tenure - Leasehold

Lease Length - 999 years

Service Charges - £1100 per year

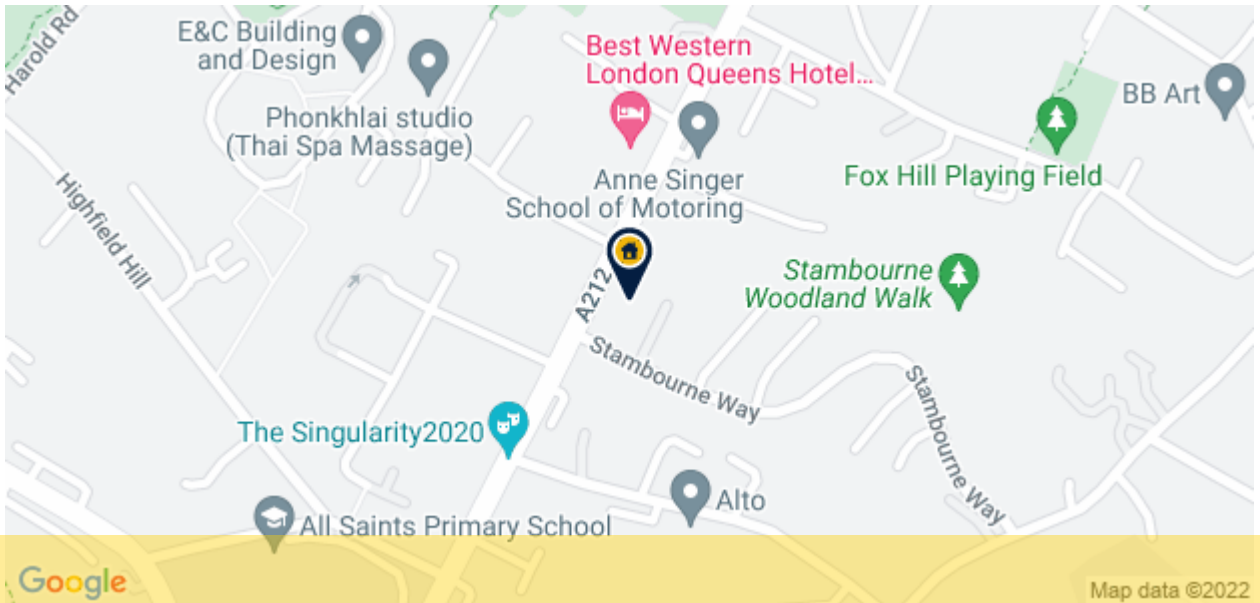


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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 638874

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.