

1 Bed Flat In Rockmount Road , Crystal Palace, SE19 3ST

£350,000





SHORT DESCRIPTION

Property Ref: 12475 A beautiful one-bed, one-bathroom flat minutes walk from the Triangle in Crystal Palace. A spacious, bright and airy top-floor flat on a quiet road in the heart of Crystal Palace. Modern, Scandinavian inspired decor creates a lovely space to relax and live in. The kitchen is fully equipped including a gas cooker, fan oven, washing machine and dishwasher. The bathroom includes a large walk in shower, heated towel rail, sink and storage cupboard. Just a 30 second walk to Upper Norwood Recreation Ground & close to the 'Outstanding' Ofsted Reported Rockmount Primary School. Share of freehold means no costly monthly fees adding to your mortgage costs. Excellent neighbours who always collaborate whenever improvements are needed in the property. Chain free and move in date flexible. This property benefits from free on-street parking. Gipsy Hill station is a 12 minute walk and Crystal Palace is 16 minutes, offering access to Victoria, London Bridge and East London in less than 30 minutes. Plus bus stop 3 minutes from flat means Brixton and Clapham can be reached in 20 minutes. Great investment opportunity too: always rents out within days of hitting the market - rental income would be c. £1,700 per month for this property. Viewing highly recommended..... Property Type: Flat Full selling price: £350000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: C EPC rating: D Measurement: 570.487 sq.ft. Outside Space: N/A Parking: On street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Tenanted -----

1

Bed Room(s)

1

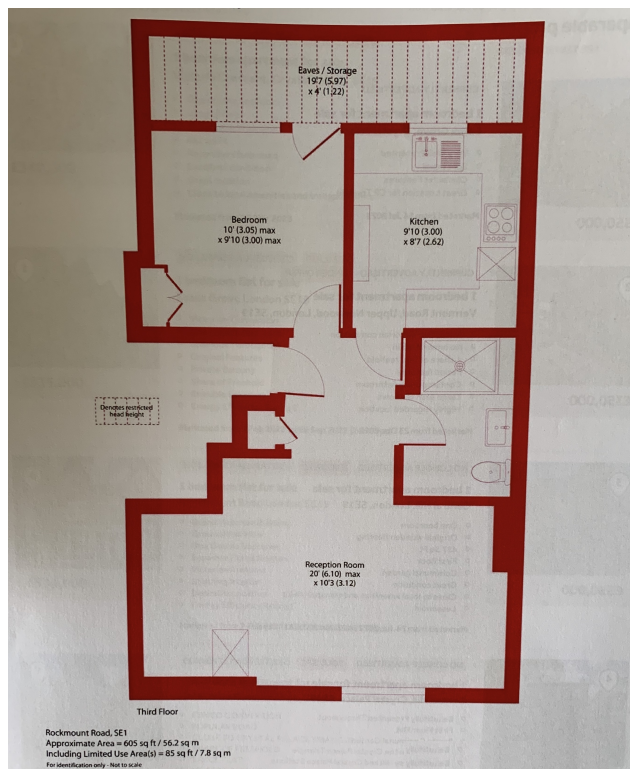
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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