

FOR SALE

OIEO £300,000

Harold Road, London, SE19



A charming and well presented one double bedroom period conversion with share of freehold and a large communal garden. Located just moments from green spaces, Crystal Palace station and 'The Triangle'.



Grafton Estate Agents is pleased to offer this bright first floor period conversion which has been well maintained and in excellent condition throughout.

The property offers a spacious double bedroom with a modern ensuite bathroom, contemporary fitted kitchen with a high gloss finish and hard wood flooring throughout the living area. The property further benefits from a large communal garden and share of freehold with a low monthly service charge.

Nestled on the sought-after Harold Road in Crystal Palace, this apartment enjoys a prime location just a short stroll from the vibrant Crystal Palace Triangle. Here, you'll find an eclectic mix of bars, restaurants, cafés, and independent boutiques, perfect for dining, shopping, and socializing. For commuters, both Gipsy Hill and Crystal Palace train stations are within easy walking distance, providing direct links to London Victoria, London Bridge, and Shoreditch High Street.

- Excellent Condition
- Share of Freehold
- One Double Bedroom
- Large Communal Garden
- Close to Crystal Palace Triangle
- EPC Rating E





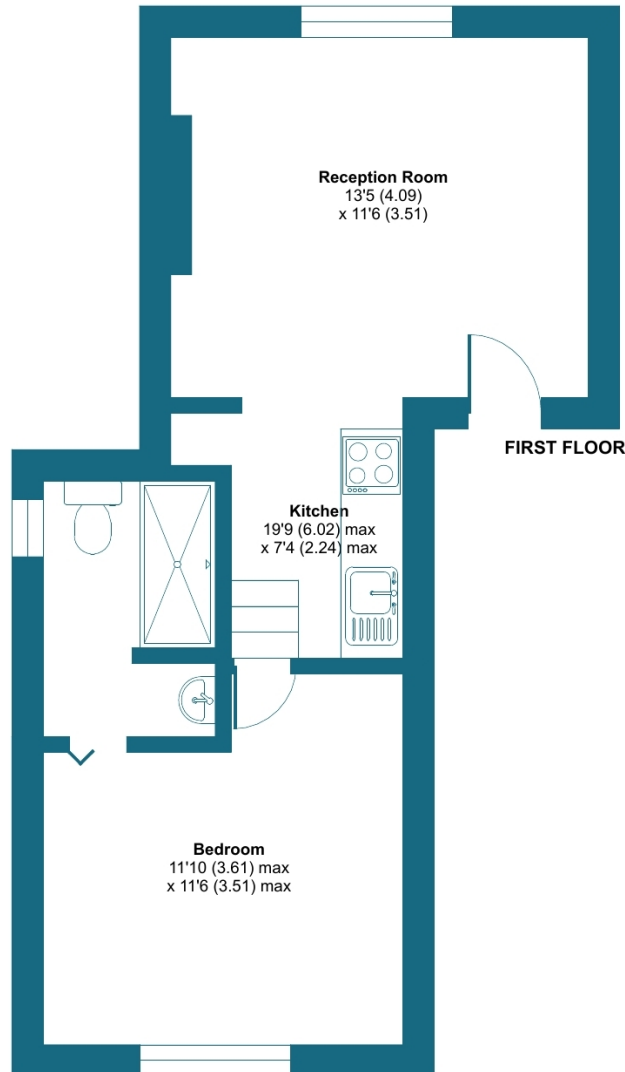




# Harold Road, London, SE19

Approximate Area = 376 sq ft / 35 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Grafton Estate Agents. REF: 1251240



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <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 |                         |           |
|   | 52                      | 77        |
| England, Scotland & Wales                   |                         |           |
|   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81-91) <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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   | 49                      | 74        |
| England, Scotland & Wales                                       |                         |           |
|   | EU Directive 2002/91/EC |           |