



GARDEN FLAT, ST AUBYNS ROAD, CRYSTAL PALACE, LONDON, SE19
£1,450 PER MONTH UNFURNISHED

A ONE BEDROOM VICTORIAN CONVERSION GARDEN FLAT.

Crystal Palace | 02038693222 | crystalpalace@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

winkworth.co.uk

Winkworth

for every step...



DESCRIPTION:

Spacious one-bedroom period conversion available to rent in the heart of Crystal Palace.

The accommodation comprises; large reception, separate kitchen diner, bathroom and double bedroom. The property further benefits from having direct access to a private patio at the rear.

St Aubyns Road is located off Westow Hill and on the doorstep of the fabulous shops, bars and restaurants available on the triangle. Crystal Palace and Gipsy Hill stations are both within easy reach so early viewing is strongly advised.

Winkworth

for every step...

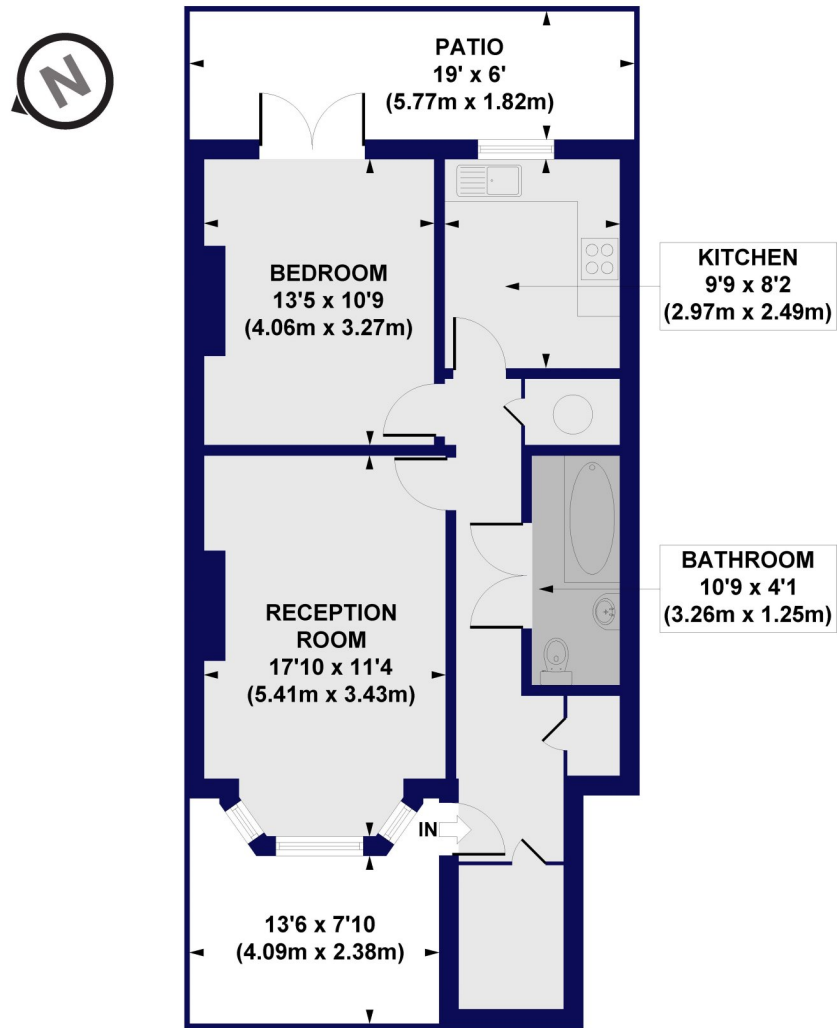


Winkworth

for every step...

winkworth.co.uk

St Aubyns Road, SE19
Approx. Gross Internal Floor Area 630 sq. ft / 58.53 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		75	76
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth

Crystal Palace | 02038693222 | crystalpalace@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.