



# 11 Priory Crescent

London, SE19 3ED

**£240,000**

Galloways are now in receipt of an offer for the sum of £240,000 for 11, Priory Crescent London, SE19 3ED. Anyone wishing to place an offer on this property should contact Galloways, 117 High Street, Penge, London, SE20 7DS 0208 778 1120 before exchange of contracts.

Nestled in the heart of the sought-after SE19 area, this two-bedroom flat offers a blend of modern comfort and urban convenience. A true gem awaiting its fortunate new owners, this property presents a unique opportunity to enjoy a lifestyle defined by style, space, and connectivity.

Excellent Location: Conveniently located to "The Triangle", with its shops, restaurants and bars. The property is well-connected to public transportation and local amenities.

Council Tax Band B £1742.00  
Leasehold 83 Years remaining  
Service Charge £1874.72  
Ground Rent Peppercorn

The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

## Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

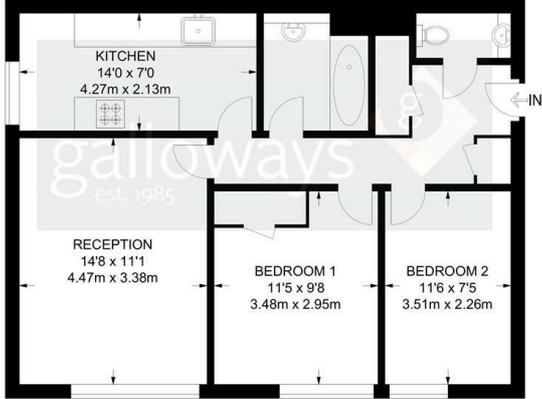
- VACANT POSSESSION
- TWO BEDROOMS
- CLOSE TO AMENITIES
- NEUTRALLY DECORATED
- GOOD TRANSPORT LINKS
- FIRST FLOOR
- PURPOSE BUILT FLAT
- 1.1 MILES TO GIPSY HILL STATION
- 1.5 MILES TO CRYSTAL PALACE STATION
- ALL DISTANCES CALCULATED VIA GOOGLEMAPS



# Floor Plan

**Priory Crescent, SE19**  
**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **640 SQ FT / 59.5 SQ M**

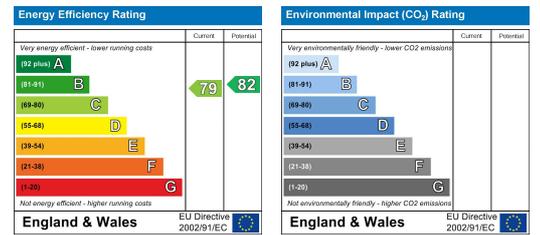


**RAISED GROUND FLOOR**

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.