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CRYSTAL
PALACE
ROAD

9 Luxury new-build homes
from celebrated developer

ROCCO HOMES

info@keatingestates.com

CRYSTAL PALACE ROAD

We are delighted to offer these 8 bespoke apartments and house in this sought-after leafy pocket of the East Dulwich triangle. With an exceptional specification including beautiful bathrooms and spacious kitchens, we are confident that these homes and apartments will exceed expectations.



ROCCO HOMES



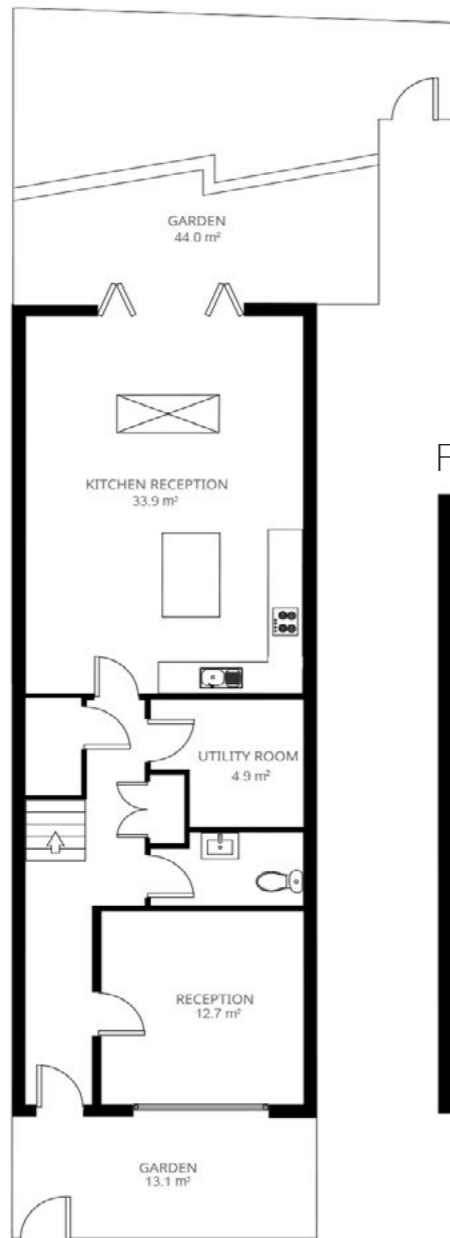
This excellent ROCCO HOMES development offers buyers the opportunity to acquire a beautiful modern home designed for twenty first century urban living within the setting of one of the greenest, most beautiful and characterful areas of the city.



House, 201 Crystal Palace Road

Approximate Gross Internal Area : 116.6 sq m/ 1255 sq ft

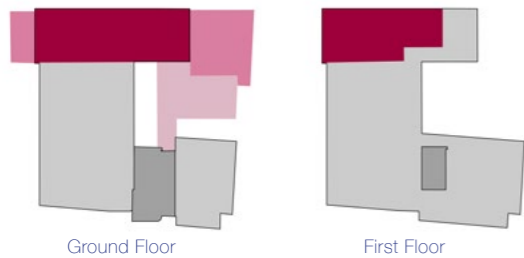
Ground Floor



First Floor



Site Plan



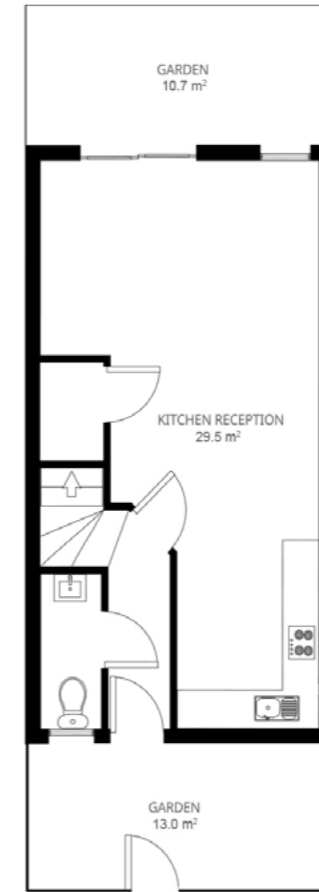
Front Elevation



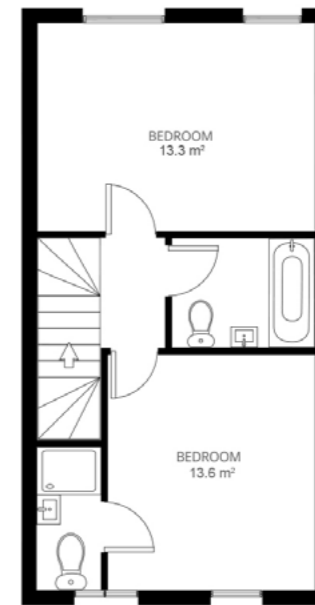
Apartment 1, 203 Crystal Palace Road

Approximate Gross Internal Area : 80.3 sq m/ 864 sq ft

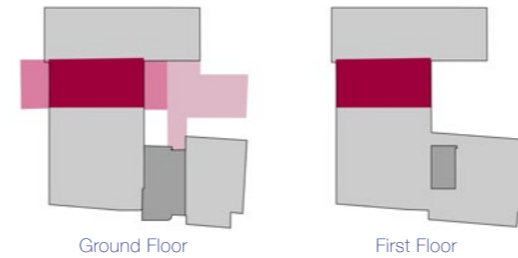
Ground Floor



First Floor



Site Plan



Front Elevation



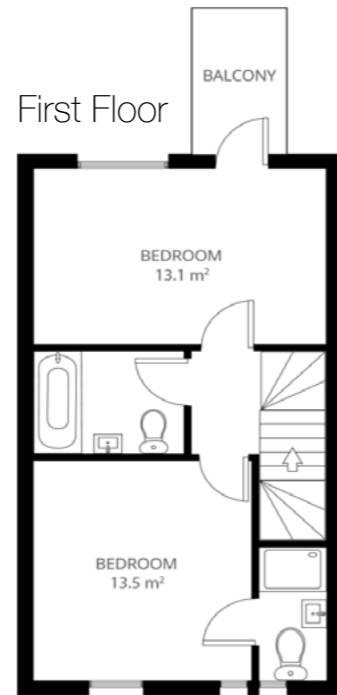
Apartment 2, 203 Crystal Palace Road

Approximate Gross Internal Area : 80 sq m/ 861 sq ft

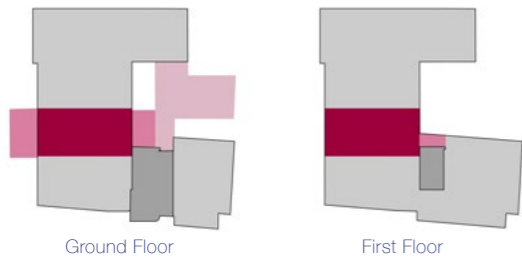
Ground Floor



First Floor



Site Plan



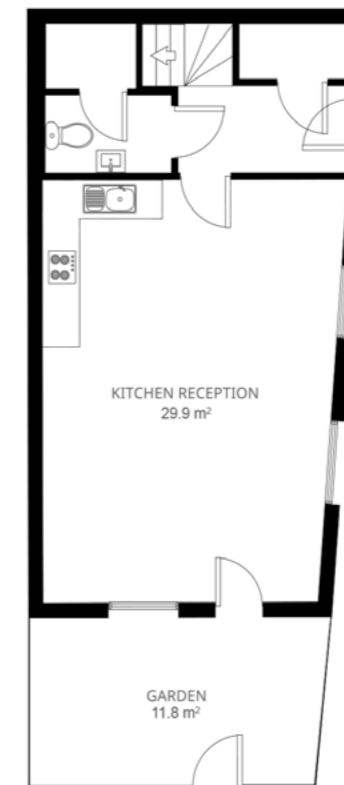
Front Elevation



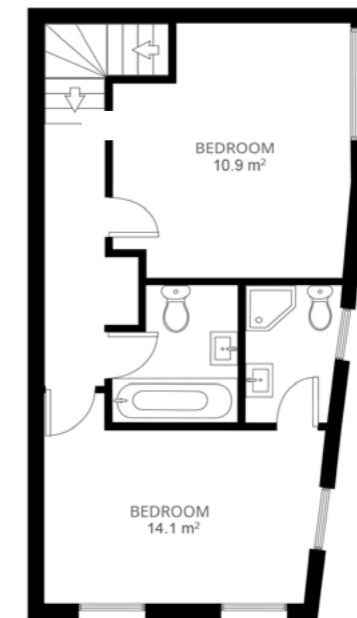
Apartment 3, 58a Silvester Road

Approximate Gross Internal Area : 82.7 sq m/ 890 sq ft

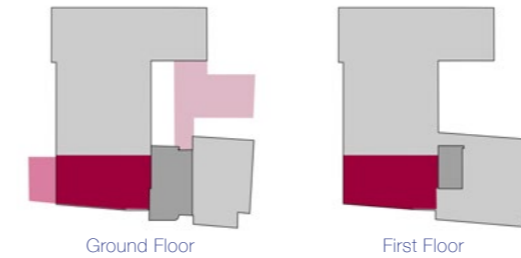
Ground Floor



First Floor



Site Plan



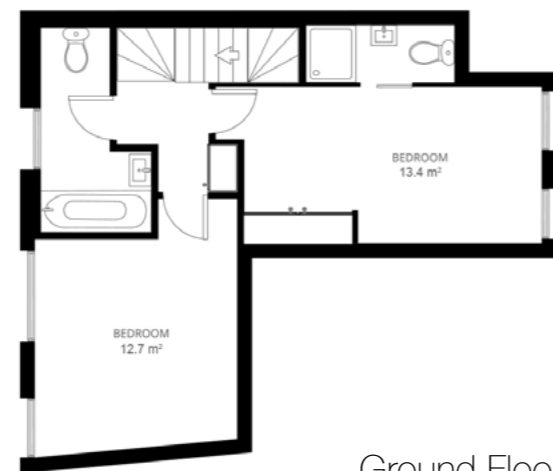
Front Elevation



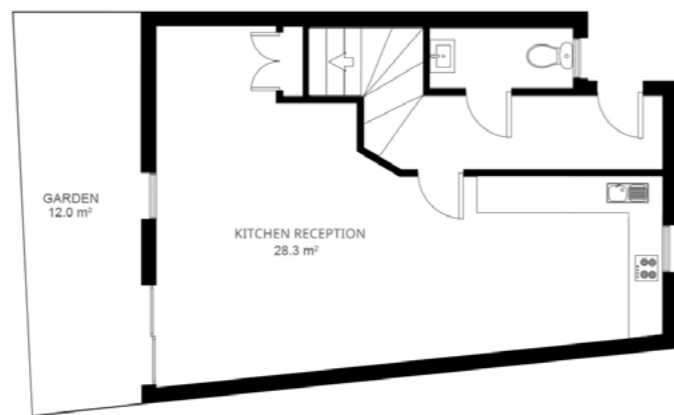
Apartment 4, 58a Silvester Road

Approximate Gross Internal Area : 80.3 sq m/ 864 sq ft

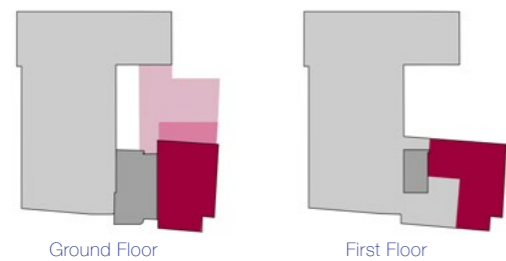
First Floor



Ground Floor



Site Plan



Side Elevation



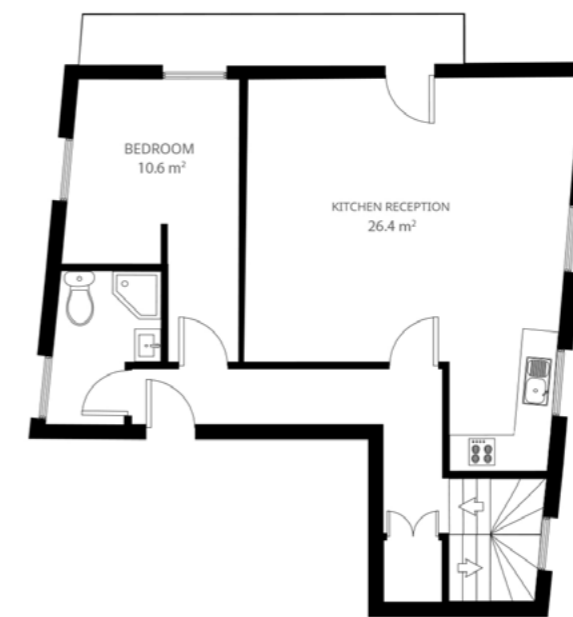
Apartment 5, 58a Silvester Road

Approximate Gross Internal Area : 77.9 sq m/ 839 sq ft

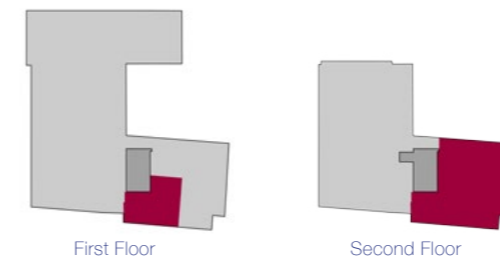
Second Floor



First Floor



Site Plan



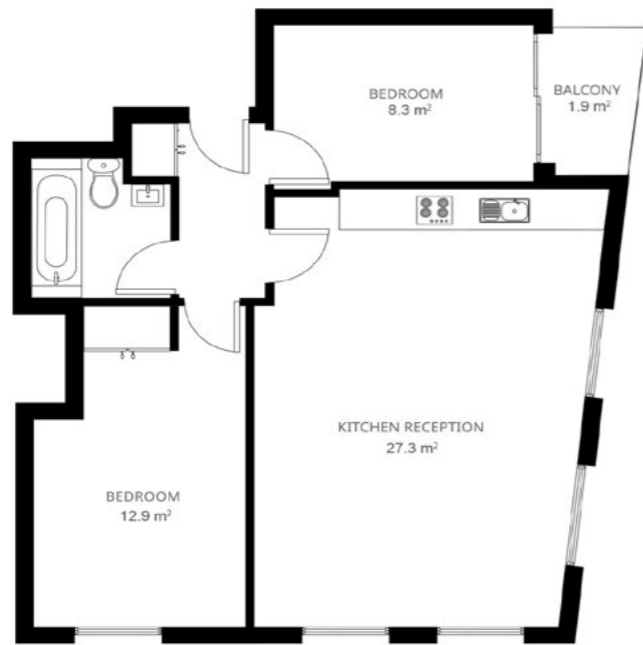
Side Elevation



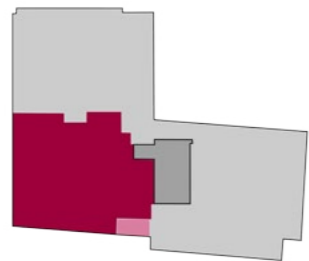
Apartment 6, 58a Silvester Road

Approximate Gross Internal Area : 60.6 sq m/ 652 sq ft

Second Floor



Site Plan



Second Floor

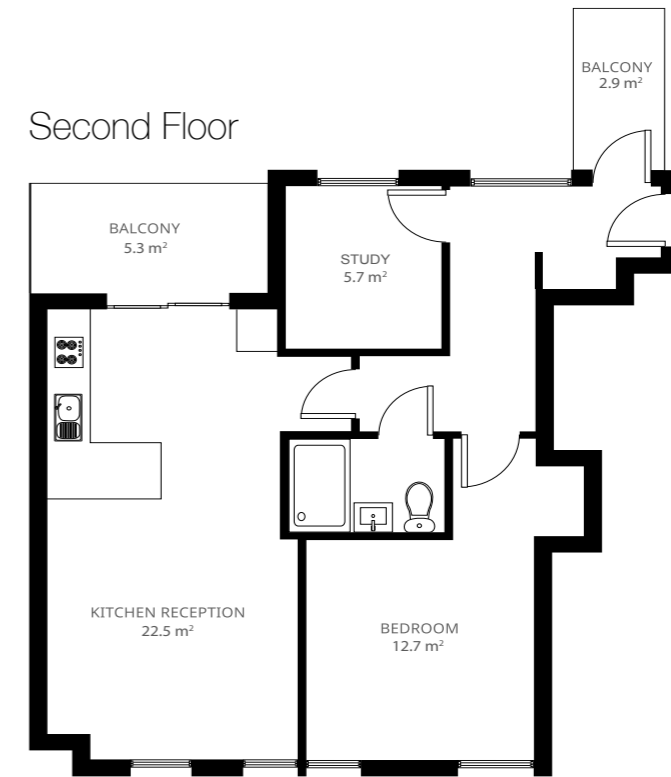
Front Elevation



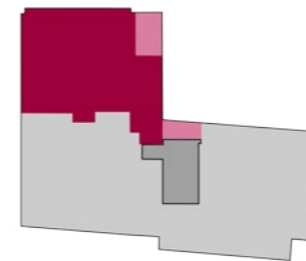
Apartment 7, 58a Silvester Road

Approximate Gross Internal Area : 63.3 sq m/ 681 sq ft

Second Floor



Site Plan



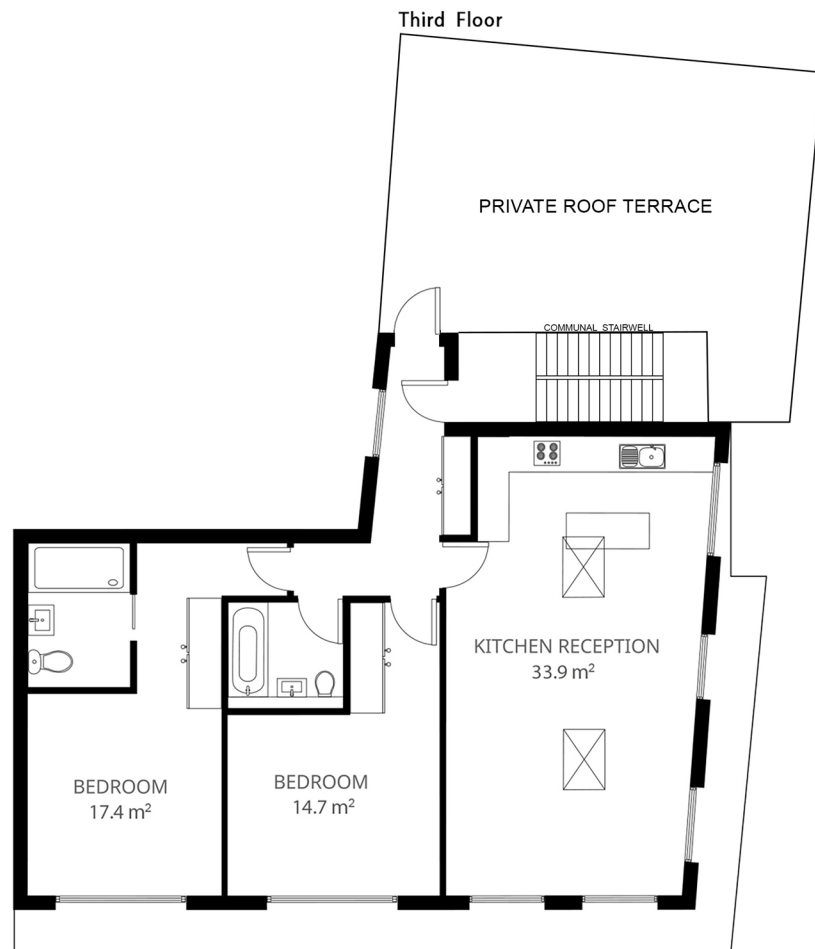
Second Floor

Front Elevation

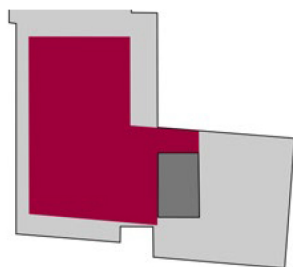


Apartment 8, 58a Silvester Road

Approximate Gross Internal Area : 85.2 sq m/ 917 sq ft



Site Plan



Second Floor

Front Elevation



SPECIFICATION

THE DEVELOPMENT

Overview

8 bespoke apartments and house in this sought-after leafy pocket of the East Dulwich triangle. With an exceptional specification including beautiful bathrooms and spacious kitchens, we are confident that these homes and apartments will exceed expectations.

- > The development surrounds a shared courtyard garden.
- > All spaces developed with the help of ROCCO HOMES excellent interior design team.
- > BLP 10-Year Warranty for all units

Entrances

- > Landscaped and planted forecourt
- > Entrances lit with stylish automatic lighting

Cycle Storage

- > Secure bicycle storage

Safety and Security

- > Single point of entry to apartments.
- > Secure video entry system installed for applicable units.
- > Smoke and heat detectors installed for each property

THE APARTMENTS

Overview

- > 2 (or 3) bedrooms
- > Family bathrooms and ensuite shower room to some units
- > Oak oiled engineered wood flooring
- > Carpet to all bedrooms
- > NuHeat underfloor heating throughout
- > Powder coated aluminium double glazed windows and balcony doors (to some units)
- > LED lighting throughout
- > Open-plan kitchen living area
- > Video door entry system for all apartments

Kitchen / Living

- > Luxury Italian kitchens include:

- > Bespoke quality handle-less wall and base cabinets in ash grey
- > Soft close drawers and cabinets throughout
- > Elegant stone worktop with splash-back
- > Full range of Siemens high quality integrated appliances and Hotpoint washer/dryers
- > High quality chrome kitchen tap
- > Under cabinet LED lighting

Bathrooms

- > Ensuite shower room (to some units)
- > Family bathroom
- > Pietre di Sardegna stone (or similar) tile walls and floors
- > Vitra/Duravit or similar sanitary wear
- > Large wall mirrors in every bathroom
- > Vanity units with drawers and monoblock taps
- > Glass shower enclosures
- > Toilets (with half and full flush)

THE HOUSE & MAISONNETTES

Overview

- > 2 storeys
- > 2/3 double bedrooms to house/maisonnettes
- > Ensuite bathroom, main bathroom, guest WC
- > Oiled oak engineered wood flooring
- > Carpet to all bedrooms
- > Thermostat hub for NuHeat under floor heating system
- > Powder coated aluminium double glazed windows
- > Siemens kitchen appliances
- > Back patio
- > Folding patio doors from living area
- > Contemporary brushed aluminium ironmongery throughout
- > LED lighting throughout

Hallways / Stairwells

- > Solid core entrance door and frame with nightlatch and deadbolt

- > Under staircase storage area
- > Cloak area
- > Stairway fully carpeted with Primo Ultra-Twist Cormar carpet.

- > Off street parking for the house

Kitchen

- > Bespoke quality handle-less wall and base cabinets in ash grey
- > Soft close drawers and cabinets throughout
- > Stone worktop with incorporated recessed drying racks and splash-back
- > Full range of Siemens high quality integrated appliances and Hotpoint washer/dryer
- > High quality chrome kitchen tap
- > Under cabinet LED lighting

Living area

- > Luxury engineered oak flooring throughout
- > Folding aluminium powder finished patio doors
- > Heating hub for under-floor heating throughout

Bathrooms

- > 1 Bathroom room, 1 Guest WC and 1 ensuite bathroom
- > Pietre di Sardegna stone tile bathrooms
- > Large wall mirrors in every bathroom
- > Vanity units with drawers and monoblock taps
- > Digital thermostat controlled under floor heating
- > Bath tub
- > Glass shower enclosures
- > Toilets (with half and full flush)

Bedrooms

- > Headboard accessible light switches for each room

Utility Room (house)

- > Stand-alone washer/dryers by Hotpoint

Holding a reputation for excellent build quality and a rare flare for luxury; the interiors team at Rocco Homes have honed the art of engineering beautiful, practical spaces. The rooms they create feel great and really do work.

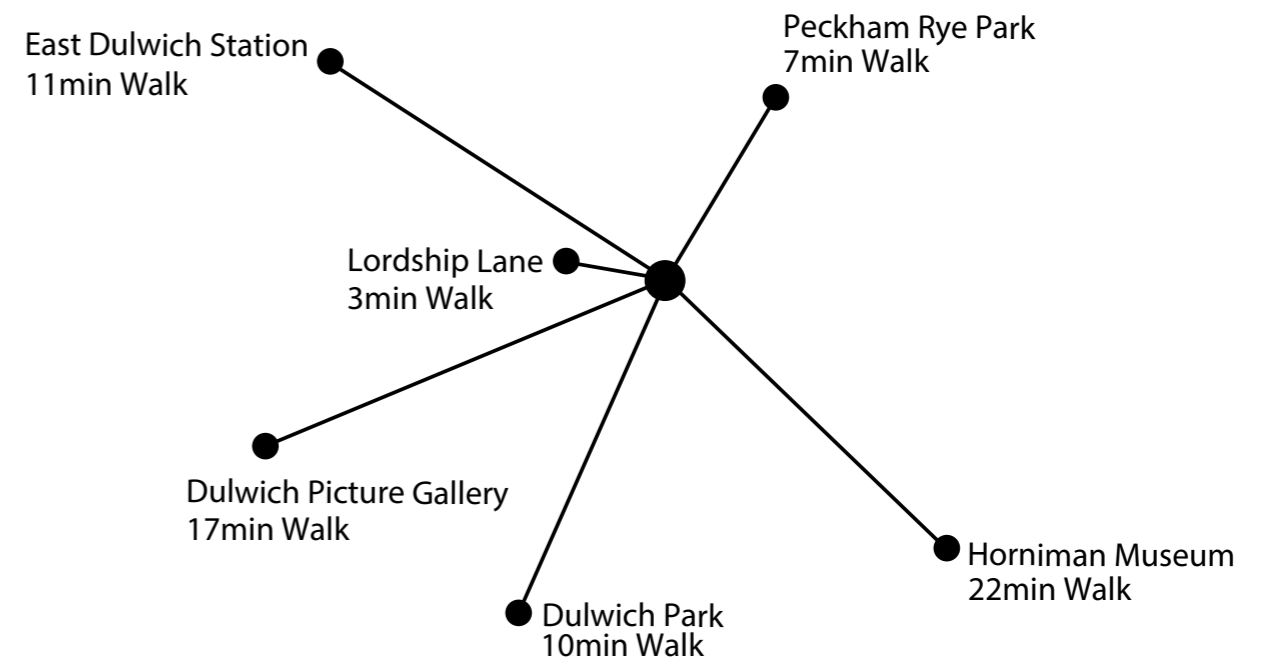


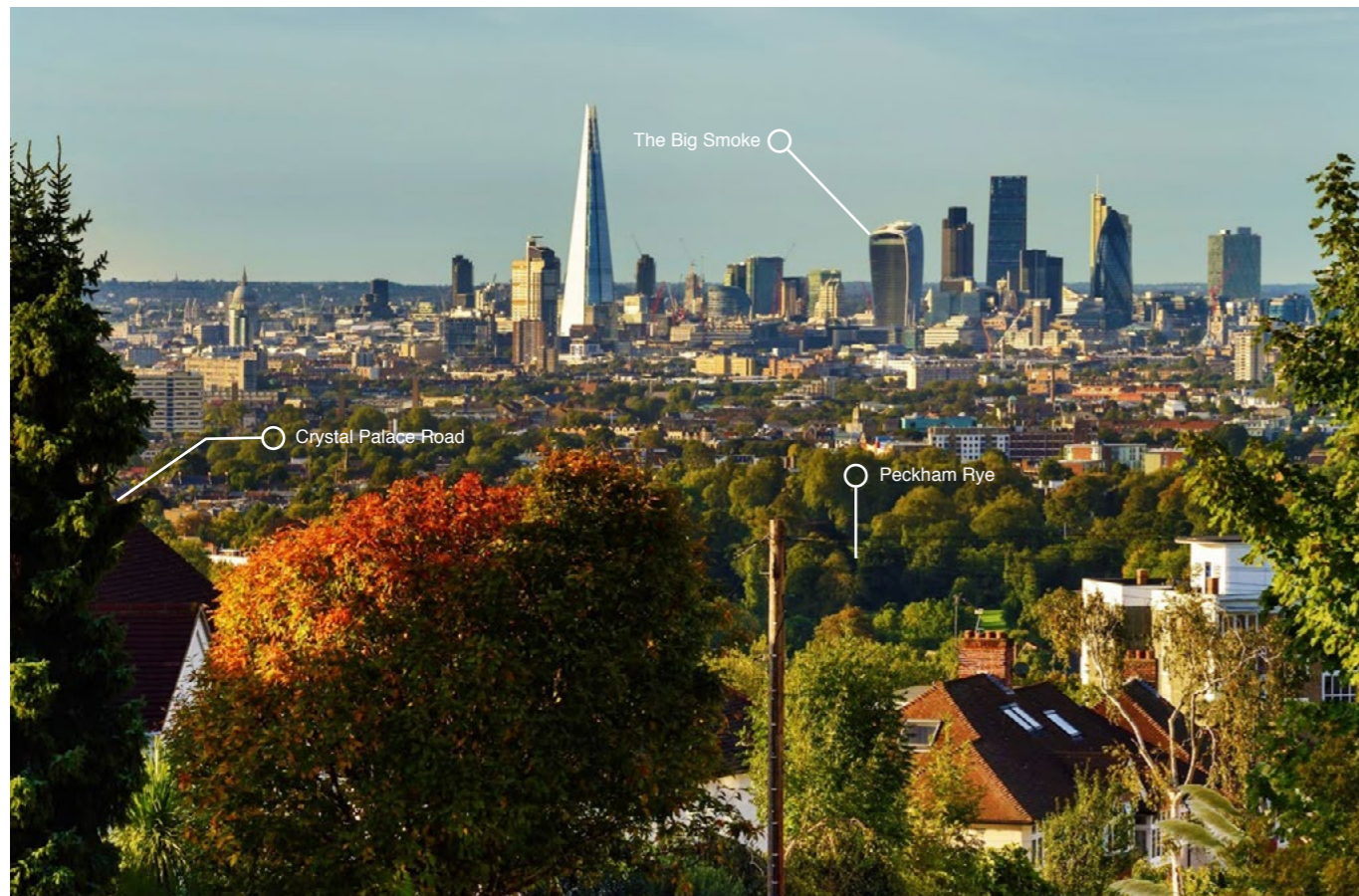
These pictures are just a few of the thousands of spaces recently created by the Rocco homes team across the capital. Always on point: Form and Function in equal measure.





Points of Interest





FRONT DOOR TO NEAREST STATIONS

- EAST DULWICH 11 MINS
- NORTH DULWICH 15 MINS
- PECKHAM RYE 19 MINS

FRONT DOOR TO WORK

We calculate times using the first fast train after 8am to be most relevant to your journey to work. All journey times are from a property to the area listed right.

- London Bridge 23 mins
- Canary Wharf 29 mins
- Victoria 34 mins
- South Bank 34 mins
- The City 38 mins



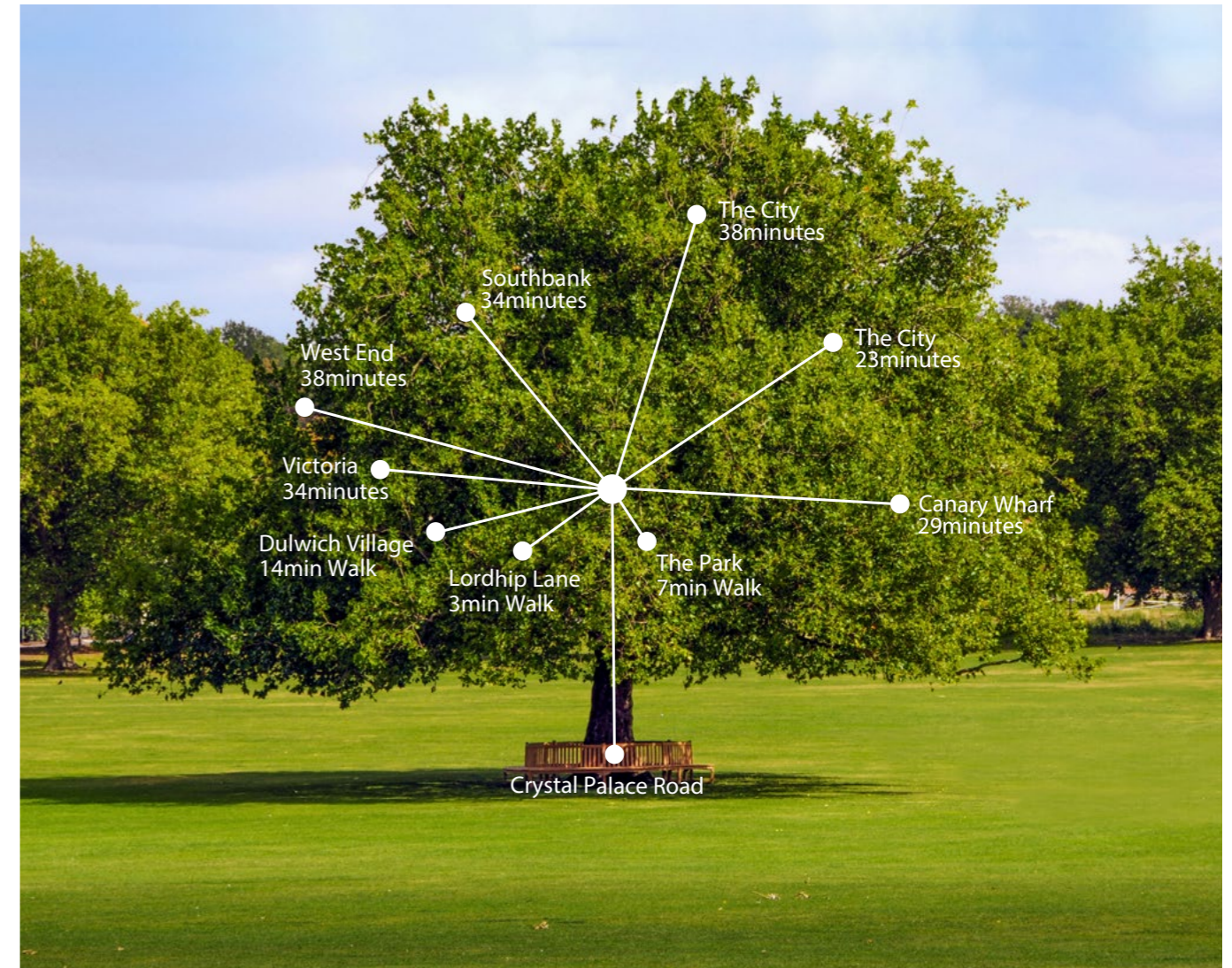
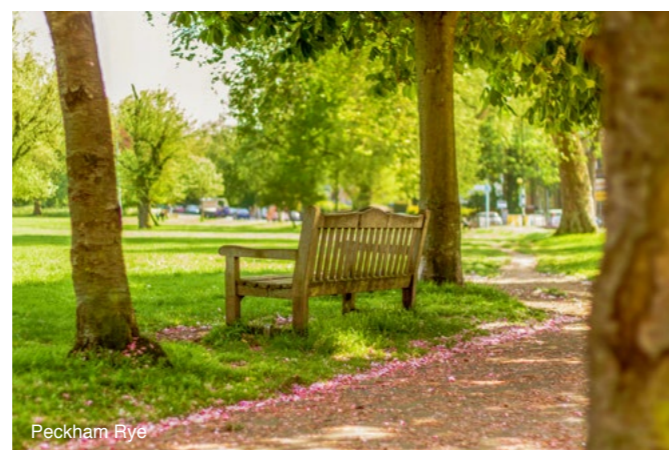
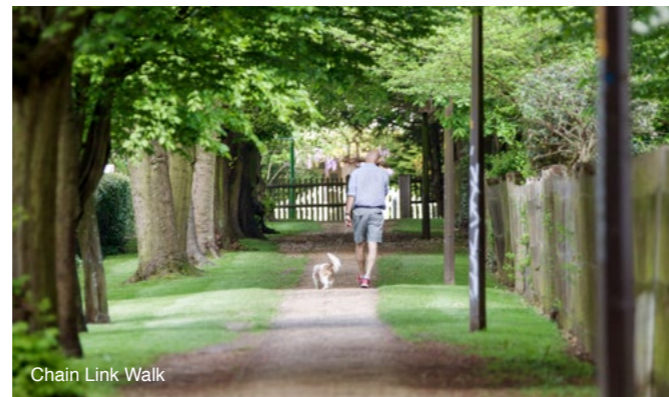
East Dulwich Railway - 0.7 miles, 11mins
 Zone 2 - **Southern** London Bridge, West Croydon, Beckenham Junction.
Regularity: every few minutes at rush hour.



North Dulwich Railway - 0.9 miles, 15mins
 Zone 2/3 - **Southern** London Bridge, West Croydon, Beckenham Junction.
Regularity: every few minutes at rush hour.



Peckham Rye Overground - 1.3 miles, 19 mins
 Zone 2 - **Thameslink, Southern, South Eastern Overground** Victoria, London Bridge, C Junction
Regularity: every few minutes at rush hour.





Walking Times	
1 Peckham Rye.....	7min Walk
2 Lordhip Lane.....	3min Walk
3 Dulwich Park.....	10min Walk
4 E Dulwich Station...	11min Walk



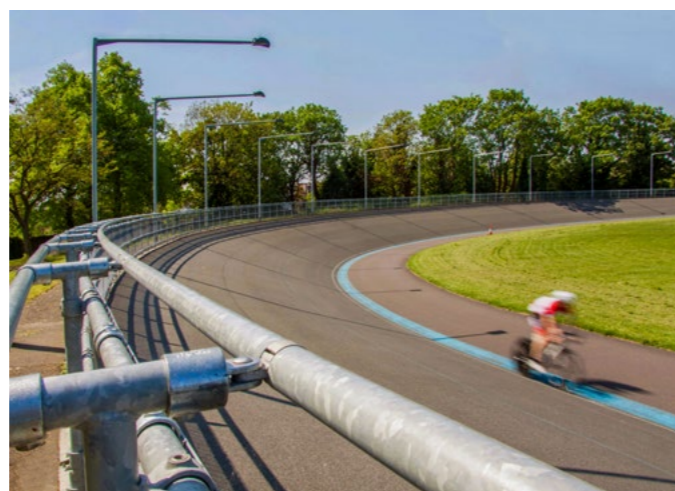
Village Life

is a rare thing to find within the boundaries of one of the World's great metropolises. The village ambiance d'autan of Dulwich has inspired great writers of the English language from Byron and C.S. Forester to P.G. Woodhouse and even Raymond Chandler. Other notables also include Ernest Shackleton whose heroic return to these shores was (probably) inspired by dreams of the organic olive focaccias and the life-giving force of a proper ristretto awaiting him in the homely establishments of Dulwich.

Leisure:
A state of the art leisure centre round the corner. Peckham Rye Park is a short amble down the road. Tennis courts, cricket pitches, a football club, yoga studios, a free weekly 5 km Saturday park run. The World famous Dulwich picture gallery. The family friendly Horniman Museum.

Food:
Cafes, delis and restaurants abound with many foodie gems including old fashioned Butchers, Fishmongers, and proper old fashioned delis.

Family:
Acres of green space with a child friendly atmosphere.





With the old world charm of Dulwich Village, the buzzing foodie haven of Lordship Lane and the buzz of super-trendy Peckham a short stroll away, this development is brilliantly placed for a very good quality of life.

Amazing internal and external spaces designed by one of London's top homebuilders, full of light and all creature comforts, alongside the great vibe, leafy neighborhood and excellent leisure amenities, make this a fantastic place to live. We're very proud to again partner with ROCCO HOMES on another sale and are confident that you'll love living here.



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020 7720 2113

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