



Crystal Palace Park Road,

Asking Price £450,000



Property Summary

Propertyworld is delighted to present this spacious, two double bedroom, first floor apartment in this handsome detached Victorian villa. The property comes with a share of freehold, no onward chain. and off-street parking.

The accommodation is bright, airy and benefits from an abundance of natural light. To the front is a very spacious reception room that has stunning views of Crystal Palace Park which is opposite. The main focal point is the impressive original Victorian fireplace. The separate kitchen is a modern fully fitted affair in white, with plenty of units and workspace. The bathroom is a contemporary design with a three-piece white suite and over bath shower. Both the bedrooms are doubles although the principal is larger and comes with integrated storage.

It enjoys an enviable location opposite the award winning, iconic Crystal Palace Park. You are within walking distance of Crystal Palace Triangle with its vast array of restaurants, cool bars, gastropubs and coffee shops. Sydenham and Penge are also easily reached on foot. You have a choice of mainline and overground station including Crystal Palace, Penge East, Penge West, Sydenham and Sydenham Hill, which makes commuting into London and elsewhere a breeze. It is also on the 227 bus route from Crystal Palace to Bromley via Beckenham for extra travel options.

With a share of freehold, low service charges, no ground rent and no onward chain this is a perfect first time buy.

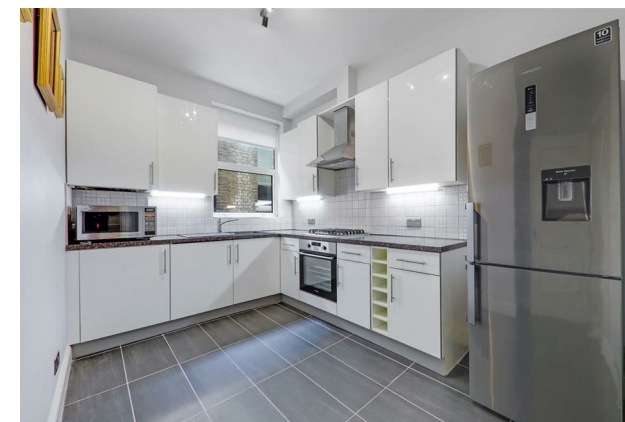
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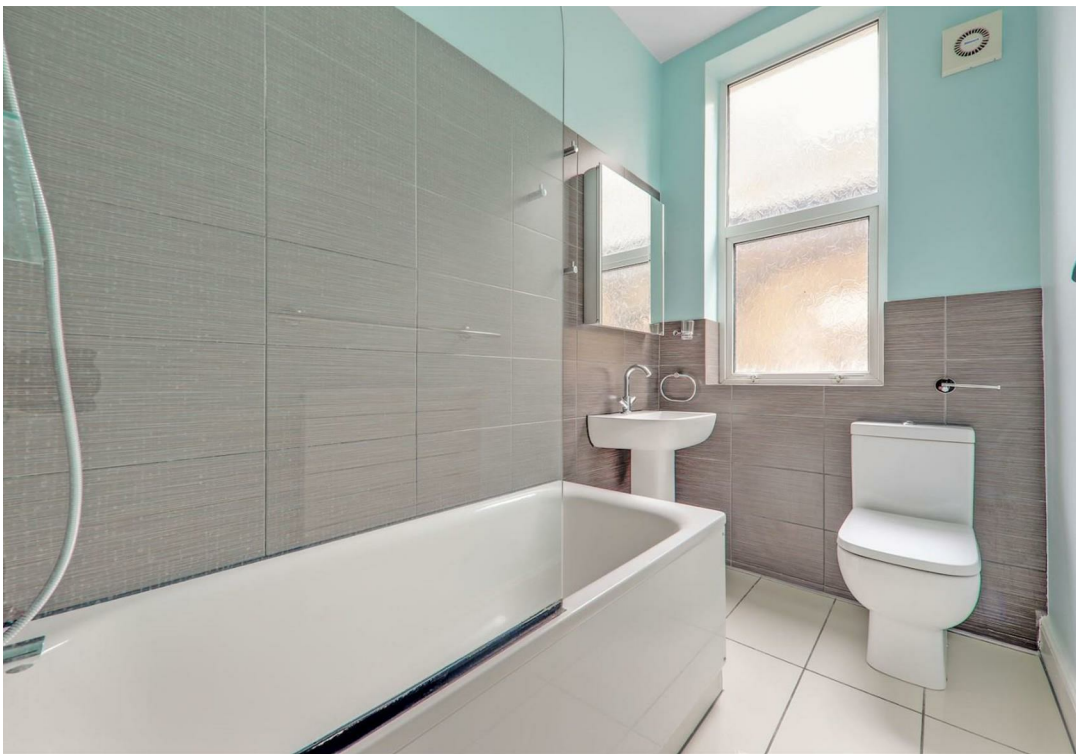
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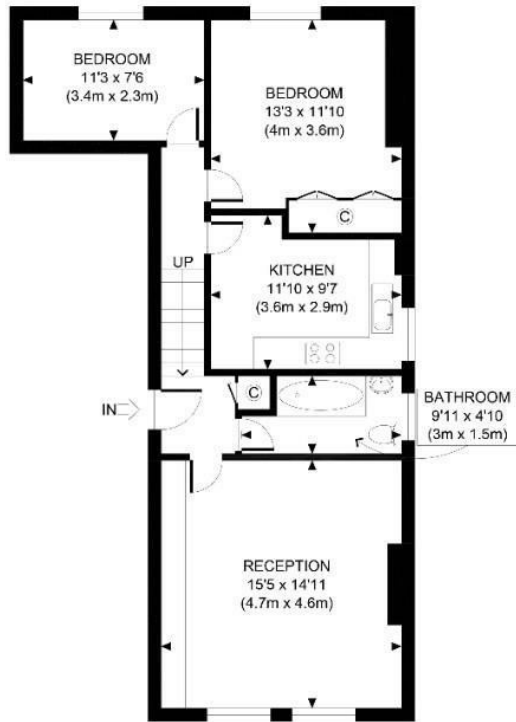
- Two Double bedroom apartment
- Stunning Victorian detached villa
- Full of natural light
- Modern fully fitted kitchen
- Contemporary bathroom suite
- Off street parking
- Located opposite Crystal Palace Park
- Leasehold Tenure
- EPC Rating C
- Council Tax band C

Our Vendor Loves...

“I love being so close to the park, with the Fishermen’s Gate entrance to the Fishing Lake right across the road; and there’s a great view of the iconic Crystal Palace TV Mast from the living window (they don’t call it the Eiffel Tower of South London for nothing!)”.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 703 SQ FT



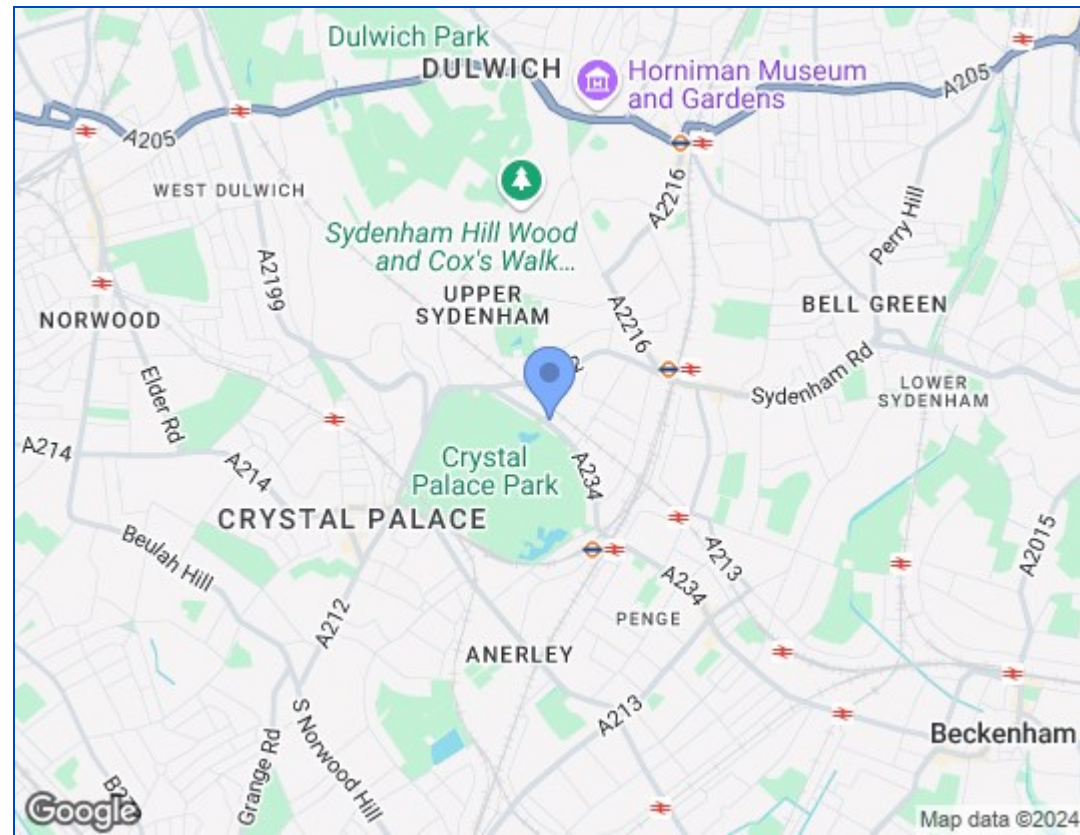
APPROX. GROSS INTERNAL FLOOR AREA 703 SQ FT / 65 SQM

Crystal Palace Park Rd

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

date 24/09/24

photoplan



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

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