



Crystal Palace Park Road, London

Guide Price £475,000



propertyworld

## Property Summary

Guide Price: £475,000 - £500,000

A rare and stunning two bedroom ground floor flat with a PRIVATE TERRACE located in a prestigious 1930s purpose built block offered to the market with SHARE OF FREEHOLD. As vendors chosen agent, Propertyworld is proud to bring this fabulous property to market and feel confident interest levels will be high amongst those buyers looking for something special. Torrington Court is a well known and highly sought after 1930a building, located directly opposite Crystal Palace Park (voted Best Park in South London by the Guardian) and easily accessible to the centres of both Sydenham and the Crystal Palace Triangle itself. With on site parking, communal gardens, dedicated bicycle storage and easy access to lots of transport links and local amenities, its a well managed development with a strong sense of community.

The property is very spacious with incredibly generous living spaces, beautifully proportioned accommodation and lots of natural light. Packed with period features, including a rare Parquet flooring and ceramic wall tiles - this flat connects with its past and offers a pathway to the buyers future. The property includes: the lounge is a gorgeous room with double aspect, a beautiful original wood floor, neutral decor, lots of light and feature fireplace. The bedrooms are BOTH GENUINE DOUBLES AND offered in excellent condition with ample space to build in some storage and wardrobe space, the bathroom includes a two piece suite and gorgeous ceramic wall tiles, there is a separate W.C plus a well equipped and modern kitchen with direct access to the LARGE PRIVATE BALCONY / TERRACE. EPC is E, Council tax is C. We recommend an early viewing to avoid disappointment.

## Property Summary

- Two bedroom flat
- Ground floor
- Prestigious 1930s building
- Private terrace
- Parking on site
- 100 yards from Crystal Palace Park
- Stunning interior
- Exquisite communal gardens
- SHARE OF FREEHOLD
- Must be viewed

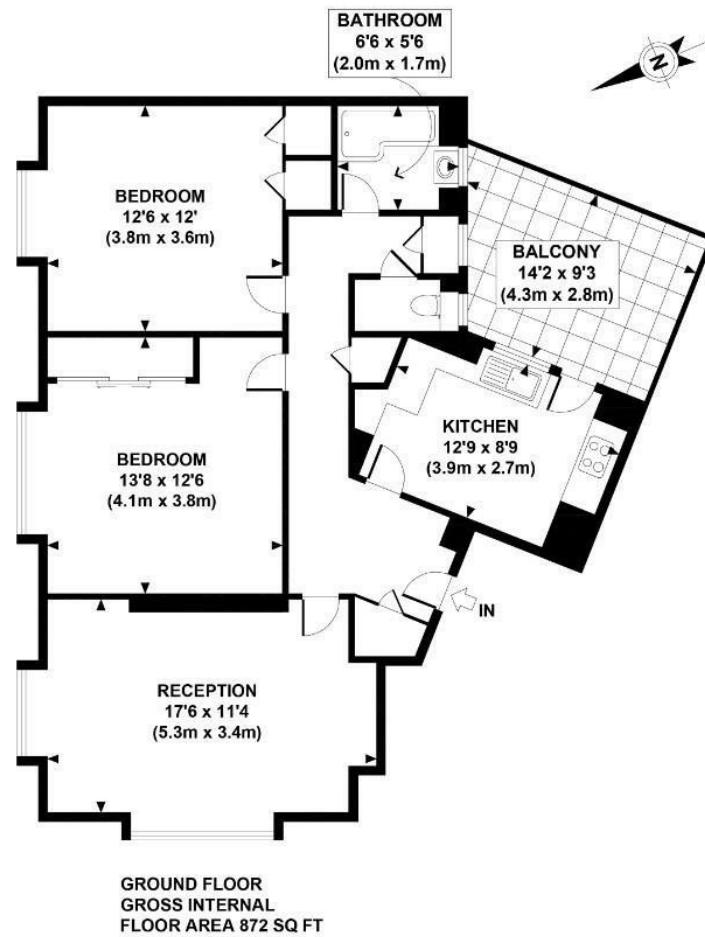
## Our Vendor Loves...

### Our Vendor Loves...

"Torrington Court has been a wonderful home for us. The building is quiet and has tonnes of character, while the flat itself is spacious and naturally light and bright, with a big private balcony. We have especially loved being able to access Crystal Palace Park within seconds."

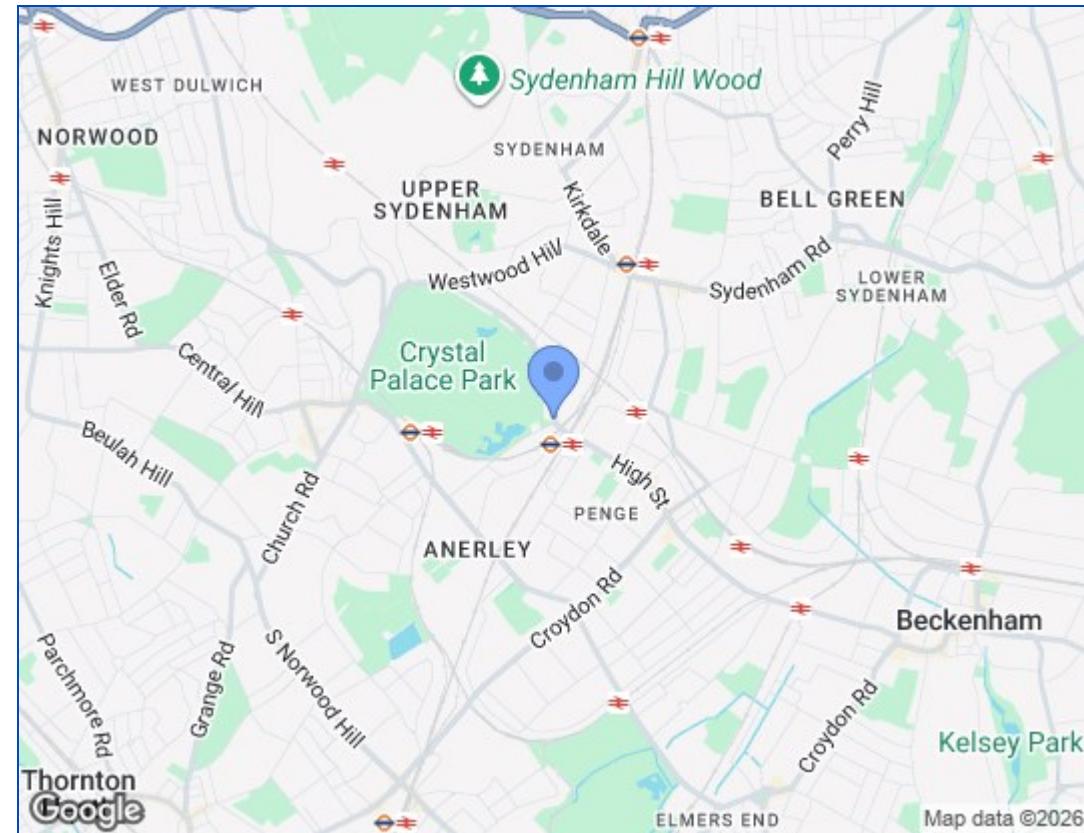






APPROX. GROSS INTERNAL FLOOR AREA 872 SQ FT / 81 SQ M  
Ref: - 270625  
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**Disclaimer:** Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC

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