

**Crystal Palace Park Road, London SE26 6UT** 

### welcome to

## **Crystal Palace Park Road, London**

Unveiled to the SE26 market and enviably located next to Crystal Palace Park, is this trendy top floor two double bedroom period conversion. Set within a truly stunning period residence and oozing character and a number of original features.





If Character & Charm is what you are looking for, then look no further than this impeccable Two Double Bedroom Period Conversion flat, Barnard Marcus are proud to unveil this stunning top floor conversion flat to the market. This property consists of: Open plan Kitching Living, Two double bedrooms, a family bathroom boasting a four piece suite. This property also benefits from: Communal Gardens, Gas Central Heating & No Onward Chain. Located next to Crystal Palace Park and close to stations. Interest is sure to be high, so contact Barnard Marcus today on 0208 776 9384 to arrange your viewing.











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## **Crystal Palace Park Road, London**

- Two Double Bedrooms
- Share Of Freehold
- Access To Communal Gardens
- Next To Crystal Palace Park
- Walking distance to station

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 3259.26

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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# £600,000









Please note the marker reflects the postcode not the actual property

Not for marketing purposes INTERNAL USE ONLY



Property Ref: SYD103062 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



#### 020 8776 9384



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