



**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, this is a wonderful and trendy top floor two double bedroom period conversion. Set within a truly wonderful period residence and oozing character with a number of original features which need to be seen!

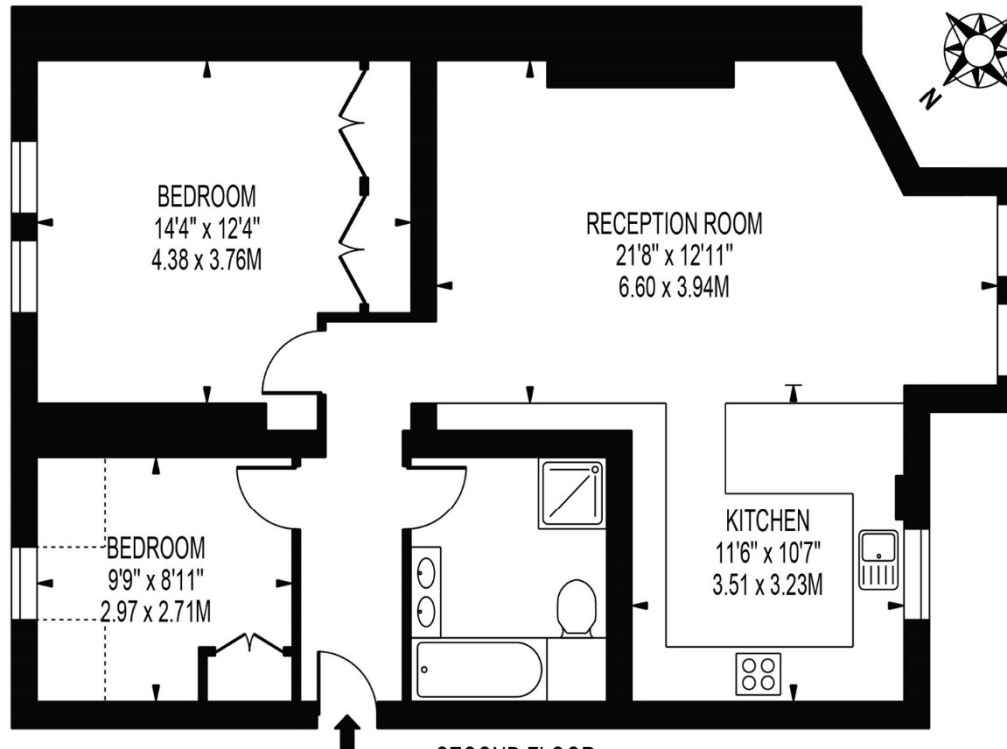


## CRYSTAL PALACE, PARK ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 798 SQ FT - 74.13 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 16 SQ FT - 1.52 SQ M



SECOND FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to a stylish, beautifully presented two double bedroom flat, set within an outstanding Victorian mansion, located close to local amenities and excellent transport links. With its expansive proportions, soaring ceiling, and beautiful stained glass windows, the mansion is full of history and charm.

This stunning top floor flat offers modern comfort within a unique setting. Positioned next to Crystal Palace Park, it is a dream for runners, walkers, and weekend adventurers, and is perfect for those seeking a home that blends attractiveness and contemporary living.

Inside, the open-plan kitchen and reception room is a stylish, versatile space – perfect for enjoying dining or relaxed evenings. Both bedrooms are generously sized, offering flexibility for a main suite and a guest room or dedicated home office. The bathroom features a four-piece suite with both a bathtub for indulgent soaks and a separate shower for everyday ease.

Well maintained, large communal gardens provide a green escape right on your doorstep.

Other highlights include:

- Well positioned on Crystal Palace Park Road, next to Crystal Palace Park and close to Wells Park
- Easy access to Sydenham, Penge West, Penge East and Crystal Palace rail stations
- Close to the buzzing Crystal Palace Triangle and its cafés, boutiques, and restaurants
- A share of freehold and agreement to extend lease to 999 years
- An opportunity to live in an exceptional SE26 residence

welcome to

## Crystal Palace Park Road, London

- Two Double Bedrooms
- Within stunning Victorian mansion
- Next to Crystal Palace Park
- No onward chain
- Share of freehold
- Large maintained communal rear garden
- Excellent room proportions
- Brimming with character

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.

# £525,000



**view this property online** [barnardmarcus.co.uk/Property/SYD103062](https://barnardmarcus.co.uk/Property/SYD103062)



Property Ref:  
SYD103062 - 0024

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.

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Please note the marker reflects the  
postcode not the actual property