



Cintra Park, SE19
£1,150,000

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In general

- 1535 sq ft / 142.6 sq m
- Four double bedrooms
- En suite shower room
- Smart Home
- Energy efficient
- Off street parking and an EV charge point
- Under floor heating throughout
- Integrated garage
- Award winning design
- High specification finish

In detail

An award-winning designed contemporary four bedroom house positioned on a highly regarded road in central Crystal Palace, moments from the station and the park.

Beautifully planned and flawlessly executed by Nissen Richards Studio approximately seven years ago, this modern take on multi-layered living offers four floors of light-filled accommodation and forms one of just three residences in a mews style. This property has been finished to a Lifetime Homes standard and Secure by Design, as well as Smart Home design by Pinchpoint which features surround sound, custom lighting, and pre-installed tech connections for today's needs. An integrated garage extends to 24ft and provides an area that can be much more than just storage, including a utility bar and a WC. There is under floor heating throughout which enables the full use of the floor space, as well as engineered solid oak flooring in the main living areas. The first floor is characterfully split between reception and kitchen / diner, the kitchen is a bespoke, hand made Scandinavian-style with Corian surfaces, an induction hob, a Quooker Hot Tap, and premium Samsung appliances, whilst the reception room boasts roll-back bi-fold doors to a neatly landscaped and low maintenance rear garden. Refreshingly, all four of the bedrooms are of double proportion - one benefits from a smart fully-tiled walk-in shower room and the others sharing a high quality main bathroom with stainless fittings and a rainfall shower. Other notable points of this energy efficient home include a sprinkler system, large windows allowing for lots of natural light, and the remaining new homes warranty. Externally there is off street parking and an EV charging point.

Cintra Park is a pretty tree-lined street moments from the vibrant Triangle which is the heart of Crystal Palace, bustling with independent boutiques, quality restaurants, and great spots to socialise. Nearby prominent schools include Paxton, Rockmount, and Kingswood Primaries, whilst Crystal Palace station is just a stroll away and provides excellent links to central and east London.

EPC: B | Council Tax Band: E

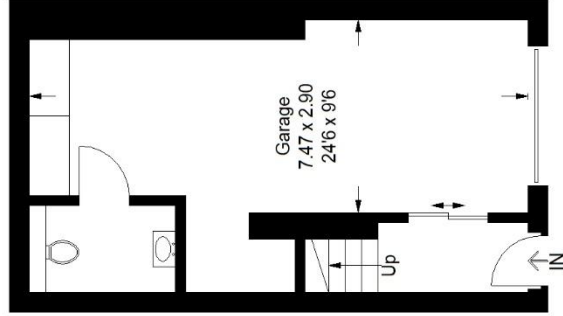
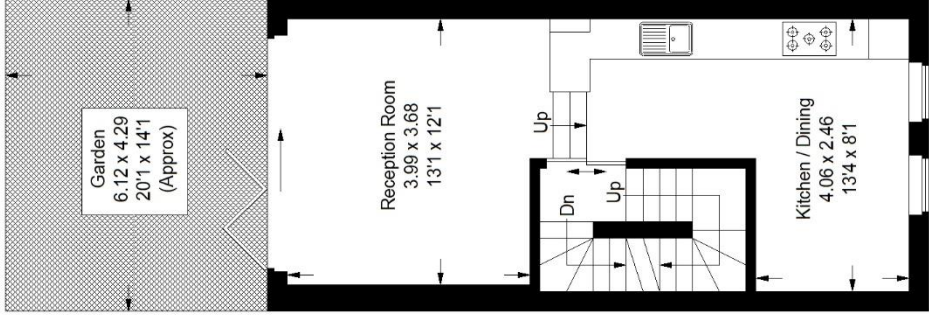
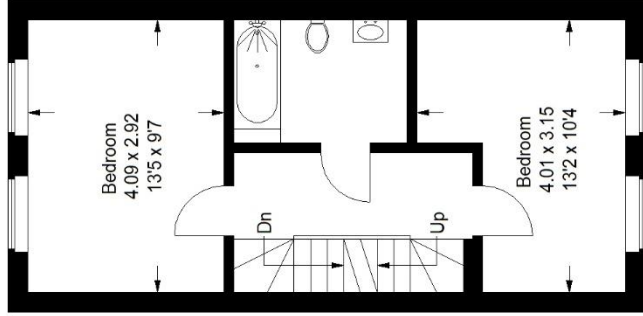
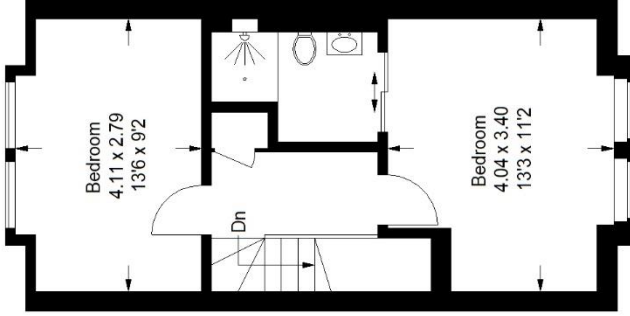


Floorplan

Cintra Park, SE19

Approximate Gross Internal Area (Including Garage)

142.6 sq m / 1535 sq ft



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	94 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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