



Crystal Palace Park Road, SE26 | Guide Price £600,000

02087029333

crystalpalace@pedderproperty.com

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In General

- Three double bedrooms
- Share of freehold
- Spacious kitchen / diner
- Backing onto Crystal Palace Park
- French doors to garden
- Superb presentation
- Raised ground floor period conversion
- High ceilings / characterful features
- Close to transport links

In Detail

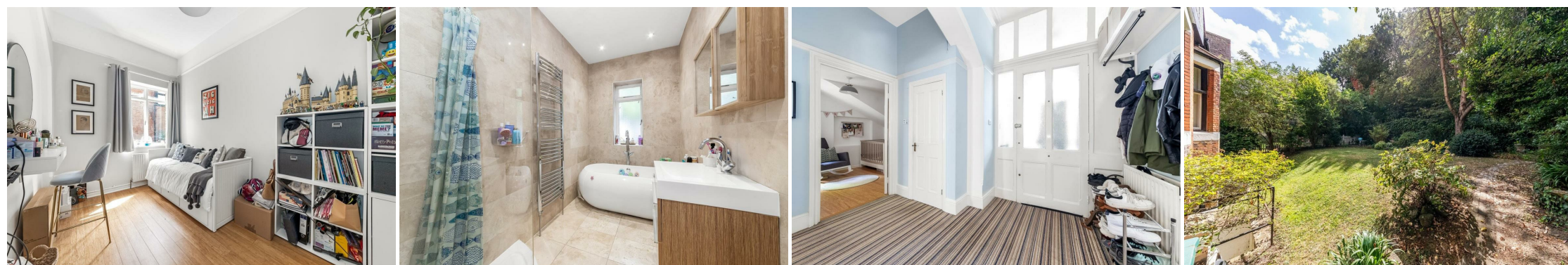
Guide Price £600,000-£625,000 A fabulously light and bright three double bedroom raised ground floor apartment positioned on a sought after road backing directly onto Crystal Palace Park.

This elegantly finished property spans 1005 sq ft / 93.4 sq m, offering a character-rich living space perfect for buyers seeking a sophisticated and conveniently located new home that's move-in ready. Highlights include a generous kitchen/diner with large shuttered windows overlooking the garden, a dual-aspect reception room with French doors opening onto a well-maintained communal garden, stripped wood floors, high ceilings, a share of the freehold, and a luxurious four-piece bathroom, alongside a separate toilet.

This sought after location is convenient for access to Penge East, Penge West, Sydenham and Crystal Palace rail links, as well as various local shopping and leisure amenities.

An ideal opportunity for those seeking a spacious and characterful property that forms part of an attractive detached Victorian build.

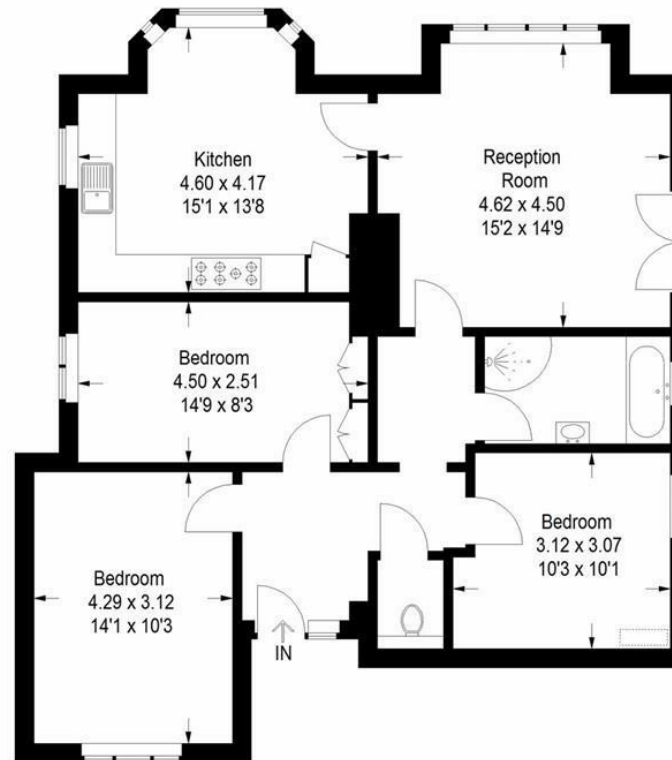
EPC: D | Council Tax Band: D | Lease: 997 Years Remaining | SC: £150 pcm | GR: £0 | BI: Incl. in SC



Floorplan

Crystal Palace Park Road, SE26

Approximate Gross Internal Area
93.4 sq m / 1005 sq ft



Raised First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		64	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	