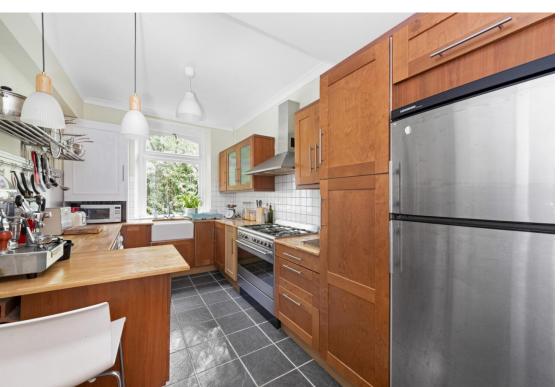


Crystal Palace Park Road, SE26 £685,000 0208 702 9333 pedderproperty.com











### In general

- 1222 sq ft / 113.5 sq m
- A share of the freehold
- Three double bedrooms
- Backing onto Crystal Palace Park
- Excellent room proportions
- Kitchen with breakfast bar
- Nearby multiple transport links
- Allocated parking space with charging point

#### In detail

A spacious and characterful three-bedroom first floor period conversion forming part of a detached Victoria building backing onto the iconic Crystal Palace Park.

This light, bright, and inviting property totals 1222 sq ft / 113.5 sq m and has a unique arrangement of space that makes for a very comfortable long-term new home. There are three double bedrooms (two with fitted storage), the largest extending to 20ft which could make a sizeable second reception if desired. The kitchen is practical and has been well designed with ample storage and work room, also a breakfast bar and a Belfast sink overlooking the greenery of the park. The reception room also boasts impressive proportions for both living and dining, and a large sunny bay window with a south-westerly aspect. The bathroom has been fully tiled and includes a separate walk-in shower and a heated towel rail. Externally there is a communal rear garden to enjoy on pleasant days, whilst further benefits include a share of the freehold and replacement wooden double-glazed windows throughout.

Crystal Palace Park Road is a highly regarded leafy residential street which enjoys access to Penge East / West / Sydenham, and Sydenham Hill rail links, as well as nearby leisure and shopping amenities at the Crystal Palace Triangle.

EPC: C | Council Tax Band: D | Lease: 85 years remaining | SC: £880 pa | GR: Nil | Buildings Insurance: £440 pa

























## Floorplan

# Crystal Palace Park Road, SE26

Approximate Gross Internal Area 113.5 sq m / 1222 sq ft

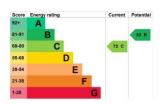




### First Floor

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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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