



Crown Dale, SE19 | £380,000

02087029333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

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## In General

- Two double bedrooms
- Balcony
- No onward chain
- Lift

## In Detail

A spacious two double bedroom purpose-built apartment forming a popular modern executive development opposite Norwood Park.

The double aspect reception room extends to 22ft and is socially open-plan to a well-designed kitchen with integrated appliances and direct access to a balcony with a sunny southerly aspect. The bathroom is modern with clean white sanitary ware and a heated towel rail, whilst further benefits include fitted hallway storage and a lift.

Crown Dale is primarily served by Gipsy Hill, West Norwood, and Crystal Palace rail links. A wealth of shopping and leisure amenities are nearby at the Crystal Palace Triangle, also West Norwood High Street and Gipsy Parade.

No onward chain.

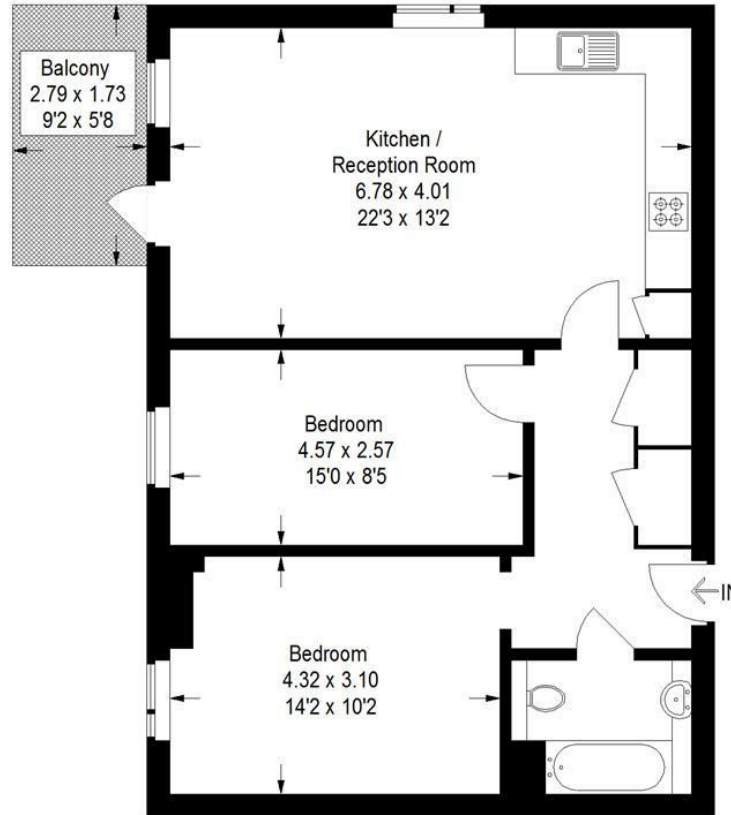
EPC: B | Council Tax Band: C | Lease: 107 years remaining | SC: £2,964 pa | GR: £260 pa | Buildings Insurance: £1,649 pa



# Floorplan

**Crown Dale, SE19**

Approximate Gross Internal Area  
68.3 sq m / 735 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		83	83
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	