



Crystal Palace Park Road, SE26
£685,000

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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.

Score	Energy rating	Current	Potential
92+	A		62 B
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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