



Beulah Hill, SE19 | £675,000

020 8702 9333

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

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# In General

- 1258 sq ft / 116.9 sq m
- Four bedroom duplex apartment
- Two private terraces
- Secure underground parking
- Stunning elevated views
- Lift
- South-westerly aspect

# In Detail

A stunning four bedroom duplex penthouse forming part of a contemporary development in Crystal Palace.

Completed just over two years ago, this incredibly spacious property totals 1258 sq ft / 116.9 sq m and boasts two private terraces with south-westerly aspects and exceptional elevated views. The entrance level comprises of a 17ft 8 reception room with large windows that allow for plenty of natural light, leading to a smart kitchen with integrated appliances and space to dine. Also, a bedroom, WC, and access to one of the terraces. Upstairs is the bathroom and three further bedrooms - the largest at 17 ft which shares a terrace with one other.

The views are simply superb, with one side looking over the whole of the London skyline and the other towards the South Downs. The outside spaces are well proportioned and the ideal spot to enjoy Bonfire night, a morning coffee, or escaping the hustle and bustle of the outside world in the sunshine.

Further benefits include secure underground parking, a lift, an air circulation system, and excellent energy efficiency and sound insulation.

This location is primarily served by Crystal Palace and Gipsy Hill rail links, whilst the 196 bus route runs to West Norwood station and Brixton tube. Central Crystal Palace is easily accessible for the various stylish bars, eateries, and boutiques that the Triangle has to offer.

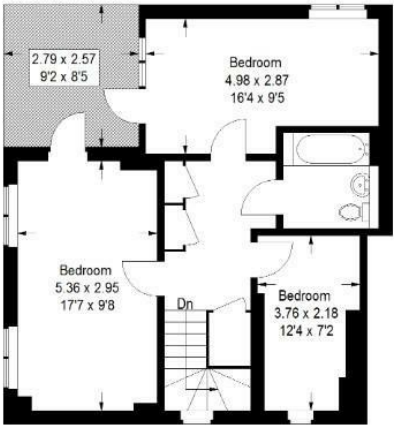
This rare market offering makes for a very comfortable, roomy and hassle-free new home.

EPC: B | Council Tax Band: E | Lease: 988 Years remaining | SC: £3072pa | GR: Inc in SC | BI: TBC



# Floorplan

Beulah Hill, SE19  
Approximate Gross Internal Area  
116.9 sq m / 1258 sq ft



Sixth Floor



Fifth Floor

Reduced headroom below 1.5 m / 5'0"

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| 102 plus) A                                 |                         |           |
| (81-91) B                                   | 82                      | 82        |
| (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 |           |

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