



Crystal Palace Road, SE22  
£550,000

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# In general

- Two double bedrooms
- Two bathrooms
- Private garden
- Excellent condition
- Huge basement room
- Potential to further develop
- Chain free

# In detail

CHAIN FREE – Charming, spacious and beautifully bright two-bedroom period conversion with private garden and a huge basement room in the heart of East Dulwich.

Boasting over 1,000 Sq ft of internal space including the 22 x 17 ft basement room – there are two double bedrooms including an en-suite to the front bedroom and a modern bathroom. There is a beautiful open-plan kitchen-reception which opens out through bi-fold doors onto the low-maintenance landscaped garden. The property is in good condition throughout, but there is huge potential to further modernise and utilise the basement room.

Crystal Palace Road is ideally located for the independent shops, bars and restaurants of Lordship Lane and North Cross Road as well as the parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.9 miles) and Peckham Rye (1.4 miles) as well as bus/cycle connections through Dulwich Village, Forest Hill and Herne Hill.

\*Adjacent to a licensed premises, so not all high street lenders will offer mortgages.

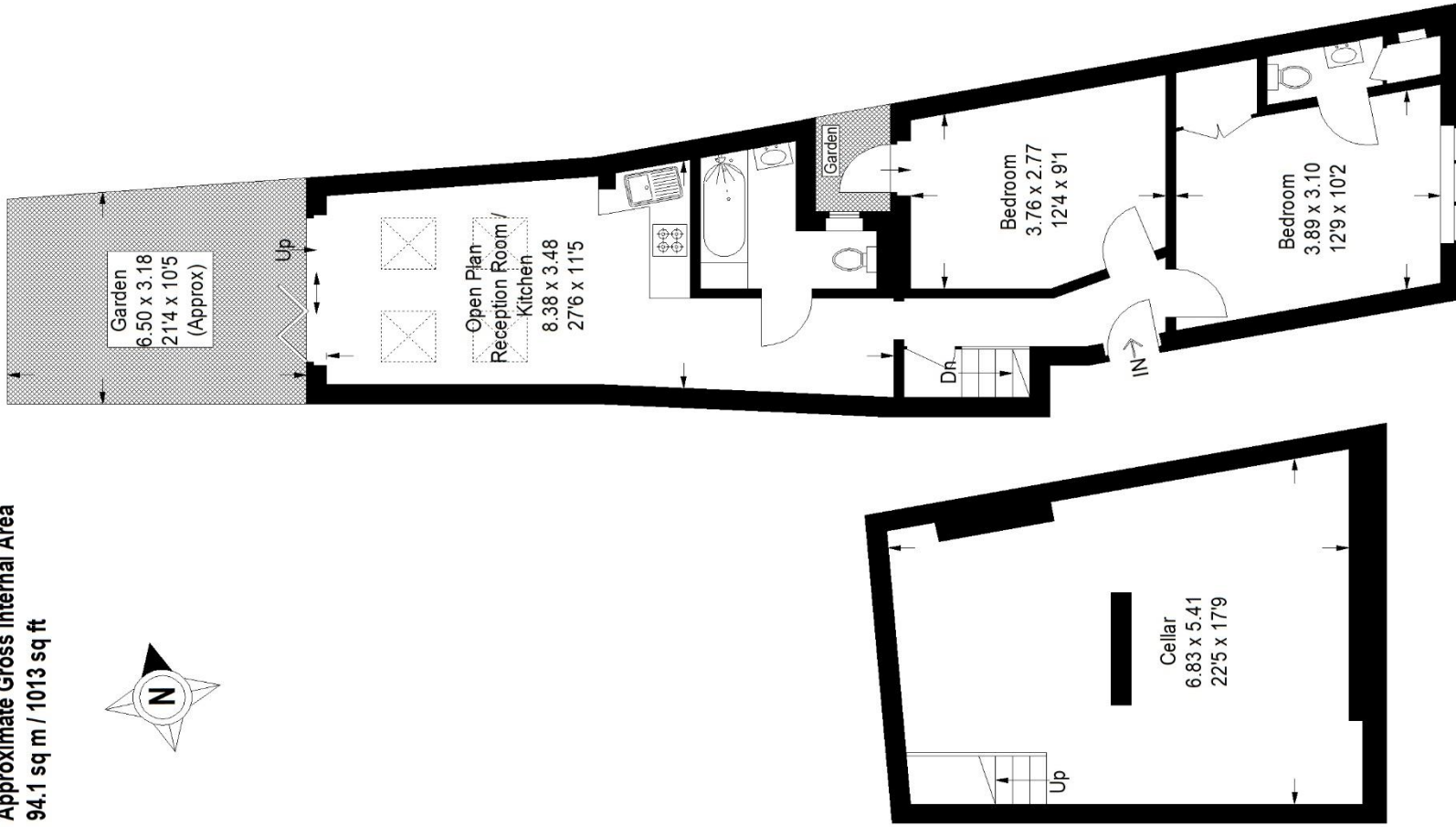
EPC: C | Council Tax Band: C | Lease: 991 years remaining | SC £4,500 - including contribution to sinking fund | GR: Nil | Buildings Insurance: included in service charge



# Floorplan

## Crystal Palace Road, SE22

Approximate Gross Internal Area  
94.1 sq m / 1013 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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