



Crystal Palace Road, SE22 | Offers In Excess Of  
£1,250,000

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## In General

- Four double bedrooms
- Two bathrooms
- Extended kitchen
- Garden storage room
- Good condition throughout
- CHAIN FREE

## In Detail

CHAIN FREE – Charming, spacious and beautifully bright four-bedroom, two bathroom period house naturally set across three floors on this desirable, tree-lined street in the heart of East Dulwich.

Crystal Palace Road is enviably located for the excellent primary and secondary schools as well as a choice of great parks and green spaces. There are a host of independent shops, bars, coffee shops and restaurants on nearby Lordship Lane and North Cross Road. There are strong transport links into The City and West End from East Dulwich station (0.8 miles) and Peckham Rye station (1.2 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell.

Boasting over 1,680 Sq Ft of internal space – including the versatile garden room/storage area at the back of the mature garden. There are four comfortable double bedrooms – including a 16-ft principal bedroom and an en-suite shower room on the top-floor. Downstairs; there is a gorgeous 24-ft double reception with plenty of original features and character that steps through to the side-returned and modern 16x15 kitchen-breakfast room. The property has been lovingly maintained by the current owner; but could benefit from some gentle modernisation in places.

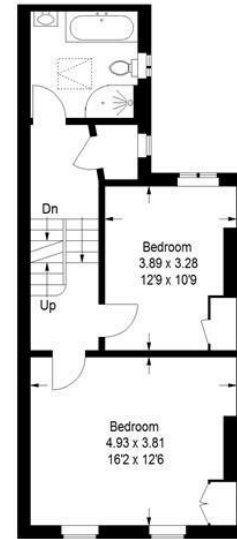
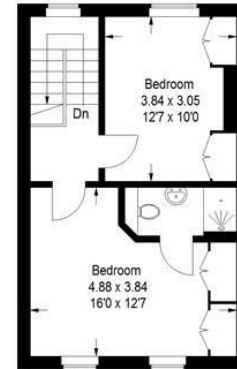
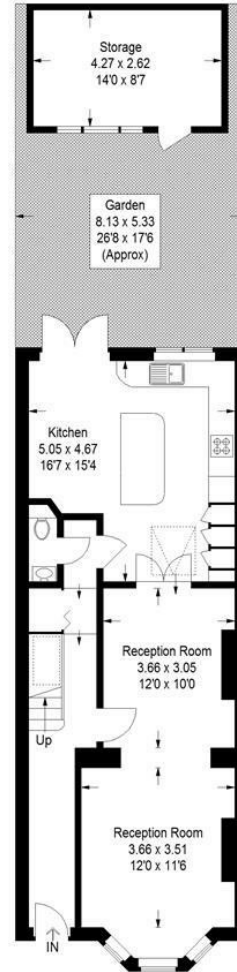
EPC: C | Council Tax Band: E



# Floorplan

## Crystal Palace Road , SE22

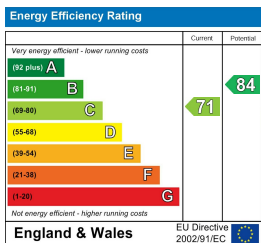
Approximate Gross Internal Area  
 145.3 sq m / 1564 sq ft  
 Storage = 11.4 sq m / 123 sq ft  
 Total = 156.7 sq m / 1687 sq ft



Ground Floor

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,  
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