



Crystal Palace Road, SE22 | Guide Price £625,000

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In General

- Two double bedrooms
- Two bathrooms
- Private balcony
- Large, communal roof terrace
- Lift access
- Bike storage/underground parking
- Good condition throughout
- No onward chain

In Detail

Guide Price £625,000 - £650,000. Modern, spacious and beautifully bright top floor apartment with private balcony and stunning communal roof terrace in the heart of East Dulwich with no onward chain.

Boasting over 840 sft of internal space, the third floor property has been lovingly maintained by the current owner who has upsized out of the area. There is a sumptuous 21x15 ft open-plan kitchen reception with fitted appliances and direct access out onto the east-facing balcony with terrific rooftop views. There are two comfortable double bedrooms including a 15-ft principal room with an ensuite shower room as well as the main bathroom. The property further benefits from a substantial, communal roof terrace, access to the underground car park and lift-access.

Tribeca Court on Crystal Palace Road is enviably located for the independent shops, bars, restaurants and coffee shops of Lordship Lane, North Cross Road and Bellenden Road as well as the gorgeous parks and green spaces nearby. There are strong transport links into The City and West End from East Dulwich station (0.5 miles) and Peckham Rye station (0.8 miles) as well as the bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

EPC: C | Council Tax Band: D | Lease: 244 years remaining | SC: £325pm | GR: £0 | BI: Incl in SC

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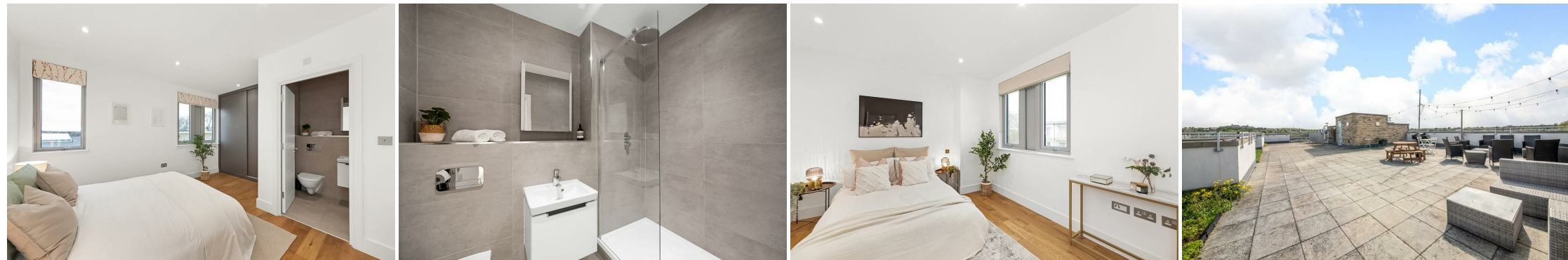
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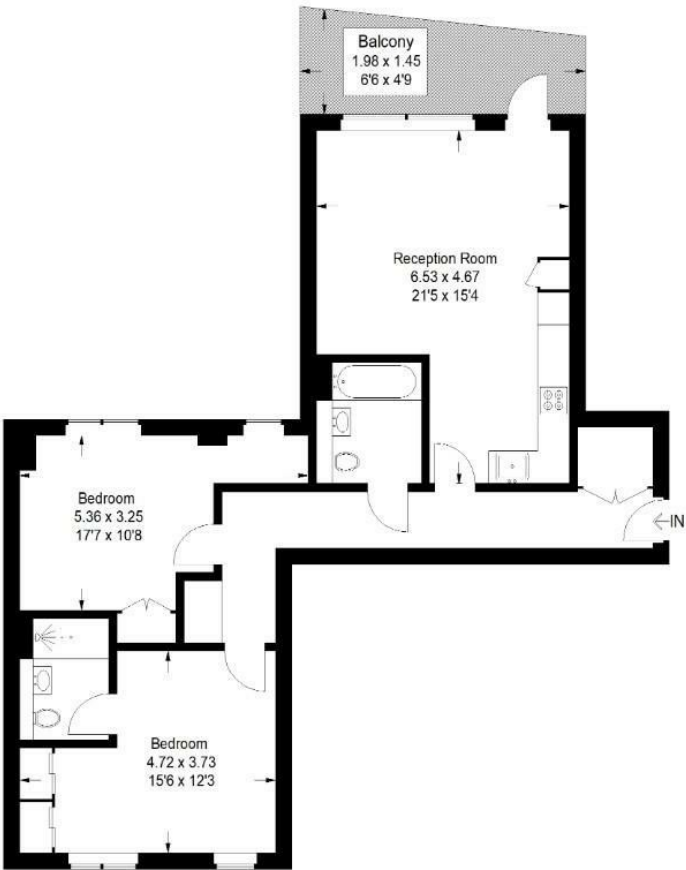
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Floorplan


Tribeca Court, SE22

Approximate Gross Internal Area
78.6 sq m / 846 sq ft



Third 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A		80	80
81-101 B			
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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