

Crystal Palace Road, SE22 | Offers In Excess Of £750,000

02087028222 eastdulwich@pedderproperty.com











### In General

- Three bedroom
- Split-level period conversion
- Private section of garden
- Over 900 Sq Ft
- Excellent condition throughout
- · Share of Freehold

## In Detail

Stunning, spacious and beautifully-bright split-level period conversion with a private section of garden on this desirable residential road in the heart of East Dulwich.

Crystal Palace Road is enviably-located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as the gorgeous parks and green spaces nearby. There are a host of primary, secondary and private schools nearby. There are strong transport links into The City and West End from East Dulwich station (0.6 miles) and Peckham Rye station (1.1 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

Boasting over 910 Sq Ft of internal space - the property has been lovingly modernised and maintained by the current owners who are upsizing nearby. There is a 16x12 ft reception room, a gorgeous 14-ft eat-in kitchen and a modern family bathroom. There are two comfortable double-bedrooms - including the 14x10 principal bedroom - as well as an additional single/study at the top of the property.

Access to the 22-ft private section of garden is through the locked side-gate - and there is also access to the loft; with potential to further extend (STPP).

EPC: D | Council Tax Band: C | Lease: 987 years remaining | SC: Ad hoc | GR: £0 | BI: Ad hoc























# Floorplan

#### Crystal Palace Road, SE22

Approximate Gross Internal Area 84.6 sq m / 911 sq ft





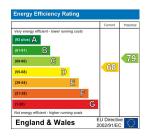
Ground Floor



#### **Ground Floor**

#### First Floor

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