

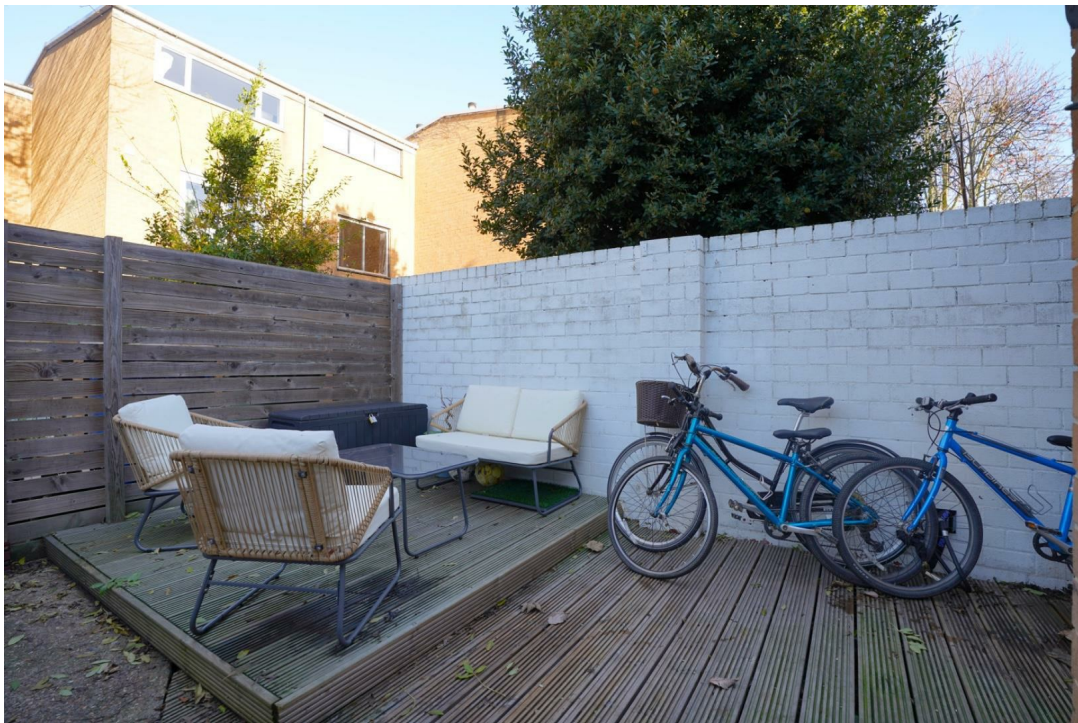


Crystal Palace Road, SE22 | £650,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- Three double bedrooms
- Split-level maisonette
- Private garden
- Ex-local authority
- Over 875 Sq Ft
- Excellent condition throughout
- Desirable, residential road
- Viewings to start in January

In Detail

Gorgeous, beautifully bright and spacious three-bedroom split-level maisonette with a private garden ideally located on this desirable street in the heart of East Dulwich, SE22.

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 a number of gorgeous local parks and green spaces.

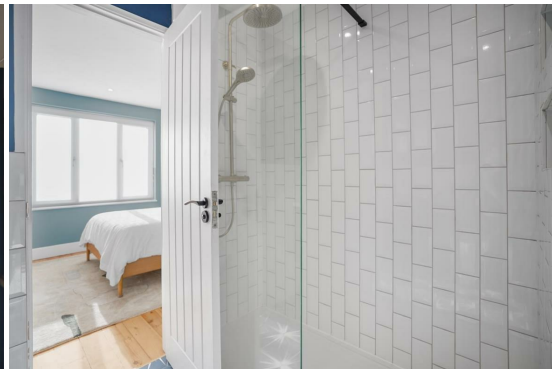
There are a choice of excellent primary and secondary schools nearby.

There are strong transport links into The City and West End from East Dulwich station (0.7 miles) and Peckham Rye station (1.2 miles) as well as a host of bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

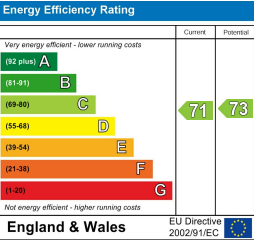
Boasting over 875 Sq Ft of internal space - the property has been modernised and lovingly maintained by the current owners who are looking to upsize nearby. There is a stunning 16x6 ft kitchen-breakfast room on the ground floor which opens out through patio doors onto the private, landscaped garden. On the first floor is the 15x8 separate reception room - flooded with natural light - and the 16x12 ft principal bedroom with built-in wardrobes and an en-suite shower room.

To the top floor are two further bedrooms with built-in storage and the gorgeous family bathroom.

EPC: C | Council tax band: C | Lease: 90 years remaining | GR: £10 pa | SC: £747.96 pa | BI: £826.51 pa



Floorplan



Copyright www.pedderproperty.com 2024. These plans are for representation purposes only as Defined by RICS - Code of Measuring Practice. Not drawn to scale. windows and door measurements are approximate. please check dimensions, shapes and compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.