



**Crystal Palace Park Road,**

Guide Price £600,000



## Property Summary

Guide Price: £600,000 - £625,000.

Propertyworld is pleased to offer this stunning three double bedroom, two bathroom, split-level & CHAIN FREE flat to the market. This unique and fabulous property is located directly opposite Crystal Palace Park. It is ideally positioned for all local amenities, including uber-trendy Crystal Palace, and the transport links are excellent. Offering fabulously spacious accommodation throughout, generous room sizes, beautiful proportions and a stunning interior, this property demands attention. Having been lovingly upgraded by the current owner, the property combines contemporary design ideas with period charm, to create a show stopping and warm home. The details include an amazing lounge, with beautiful wooden staircase leading to the 360 degree panoramic PRIVATE ROOF TERRACE. With simple two tone decor, fitted carpet, leading to the dining area and recently remodelled kitchen, this open but separate living arrangement is ideal for modern living and perfect for couple or families. There are THREE DOUBLE bedrooms, one with high specification en- suite bathroom, and a separate family bathroom. And, of course, the gorgeous panoramic roof terrace with views over the park, the iconic Crystal Palace TV Tower and towards Canary Wharf in the other direction. Other benefits include: OFF STREET PARKING to rear, period features, SHARE OF FREEHOLD and so much more. Unique.

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Three bedroom flat
- Split level
- Period property
- Fabulous roof terrace
- SHARE OF FREEHOLD
- OFF STREET PARKING
- Beautifully presented
- Spacious accommodation
- Flooded in light
- Rare opportunity

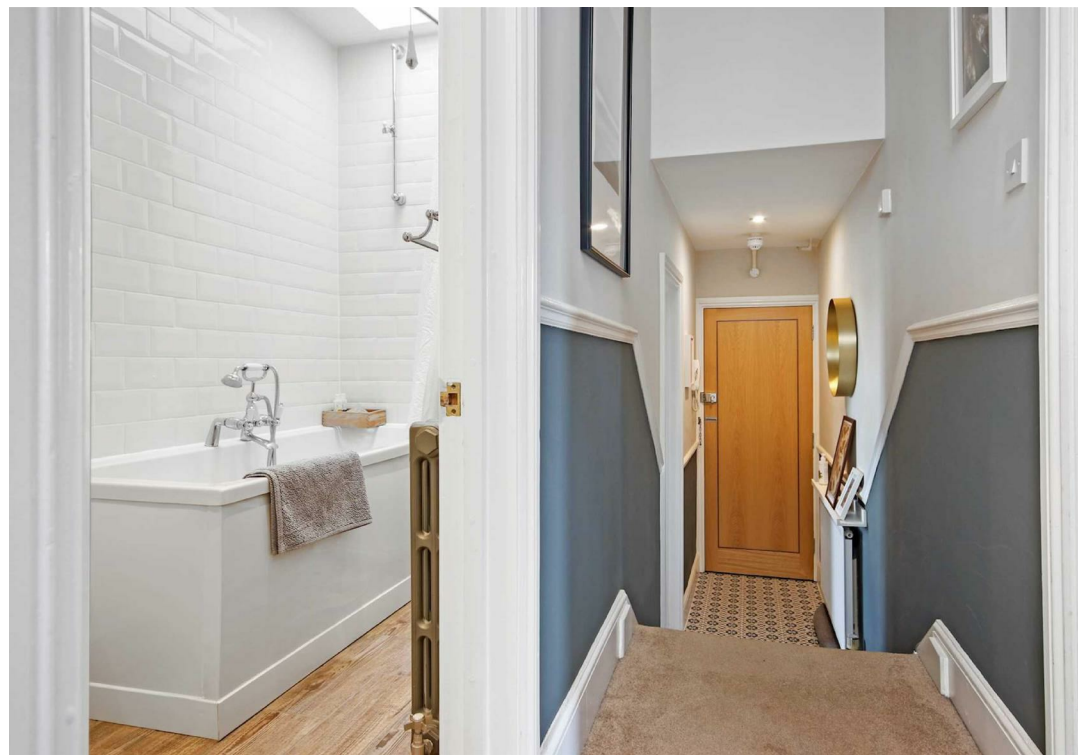
## Our Vendor Loves...

Our Vendor Loves..

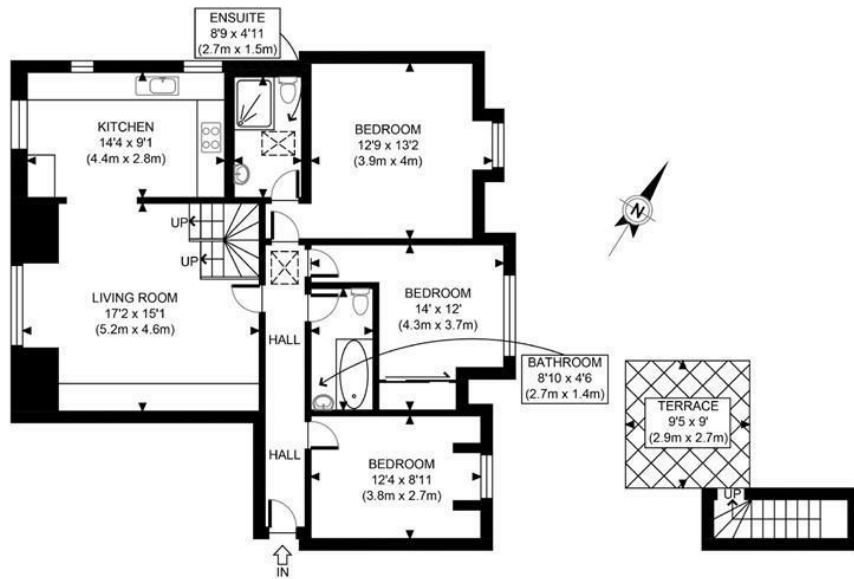
"Basically everything about the flat! But if I had to choose one thing it would be the view. From every direction you get the most amazing scenery - from Canary Wharf and the O2, to the South Downs, and over Crystal Palace Park (which is literally across the road). And on New Years Eve and Guy Fawkes you get to watch 360 degree firework displays from the roof terrace!"







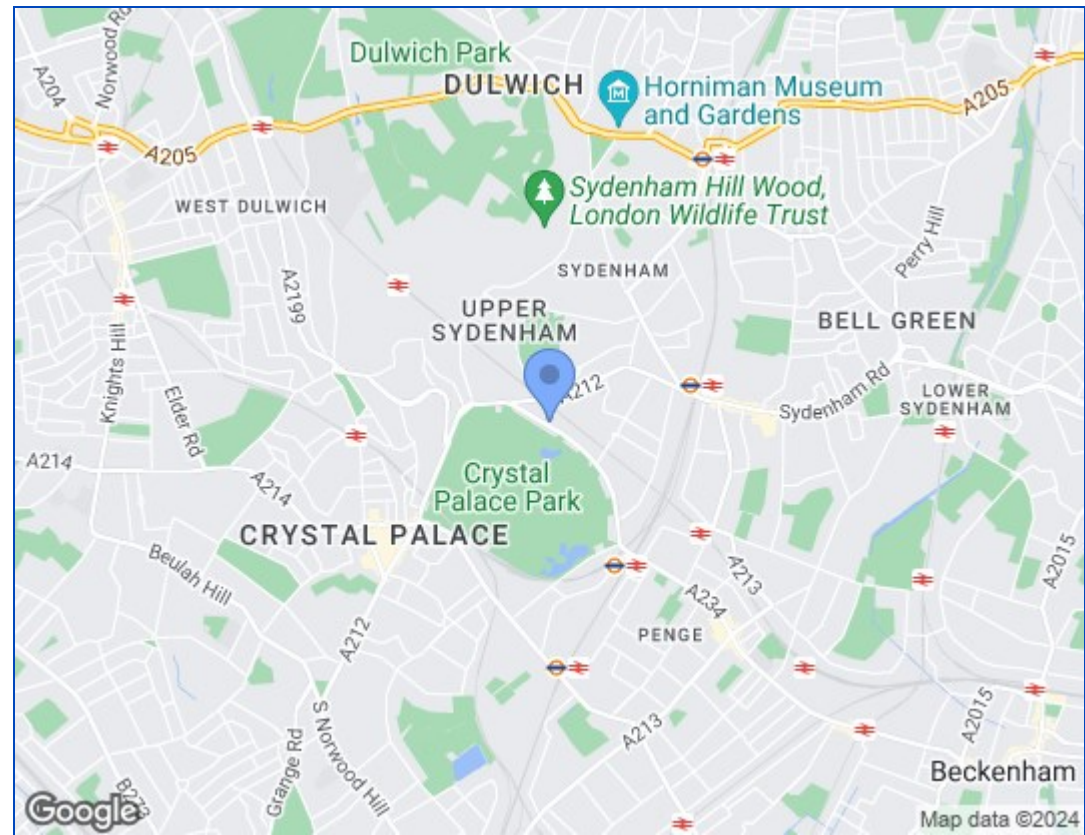




THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 974 SQ FT

FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 28 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1002 SQ FT / 93 SQM	Park House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 02/06/22
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

