



**Crystal Palace Park Road, London**

Asking Price £375,000



## Property Summary

Propertyworld is proud to act as sole agents on this CHAIN FREE two bedroom period conversion directly opposite CRYSTAL PALACE PARK with SHARE OF FREEHOLD and OFF STREET PARKING. This ideal first time buy is nicely proportioned throughout, offered in immaculate condition and is flooded in natural light. Forming part of a grand detached residence on the popular Crystal Palace Road, the property benefits from share of freehold and therefore an input in management and maintenance decisions with in the building. The shared parts are evidence of this, being of the highest quality. Internally, the property includes, but is not confined to: a gorgeous lounge with high ceilings, neutral decor, two large double glazed windows and large enough for a dining room table and chairs, to side is a recently RENOVATED fitted kitchen with a range of wall and base units, integrated appliances tiled splashback, granite worktop and large double glazed window to side, there are two bedrooms - the master has extensive wardrobes and a recently updated bathroom which is stunning. To the rear of the building, is a well maintained car park for the building offered ample OFF STREET PARKING.

This is a superb flat in a superb location that we believe you simply must view. Call Propertyworld on 0208 488 0011 to be the first.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

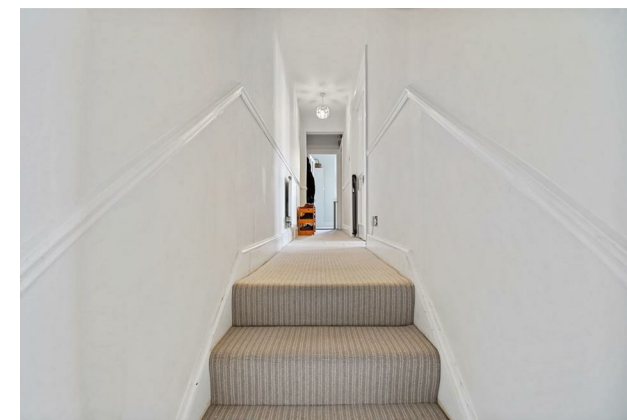
- Two bedroom flat
- Period conversion
- Opposite Crystal Palace Park
- OFF STREET PARKING
- CHAIN FREE
- SHARE OF FREEHOLD
- Beautiful condition
- Must be viewed
- EPC rating is C
- Council tax is C

## Our Vendor Loves...

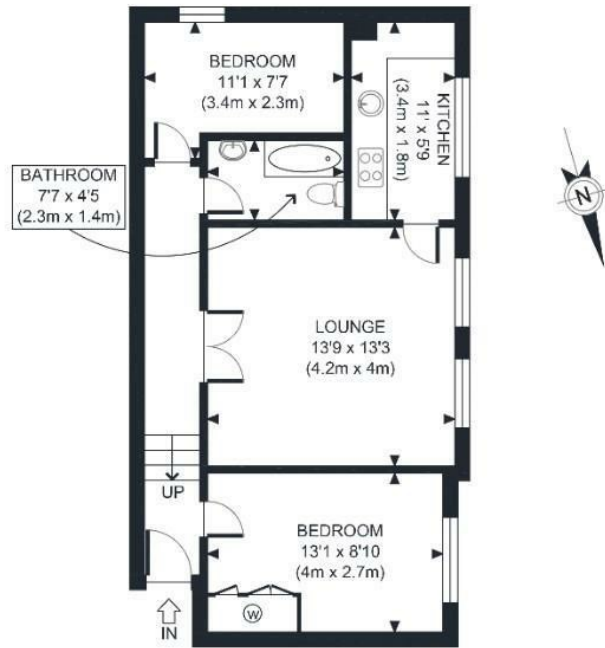
- The flat itself, which is quiet, safe and warm. The living room is a great space to relax with really high ceilings (also a bonus for storage space) and it is so peaceful looking out to Charleville Circus. It's a beautiful flat and area and we hope whoever owns it next is as happy as we have been.

"Crystal Palace Park and Sydenham Wells Park are across the road. They are our garden and we have spent many hours with the dinosaurs and herons. Having a safe car park and bike shed at the back of the property. Being a short walk to overground and mainline stations. The community in the building and neighbourhood. We have met friends for life during our time here.

- The cafes, pubs and restaurants on the triangle. We have loved having these the other side of Crystal Palace Park.

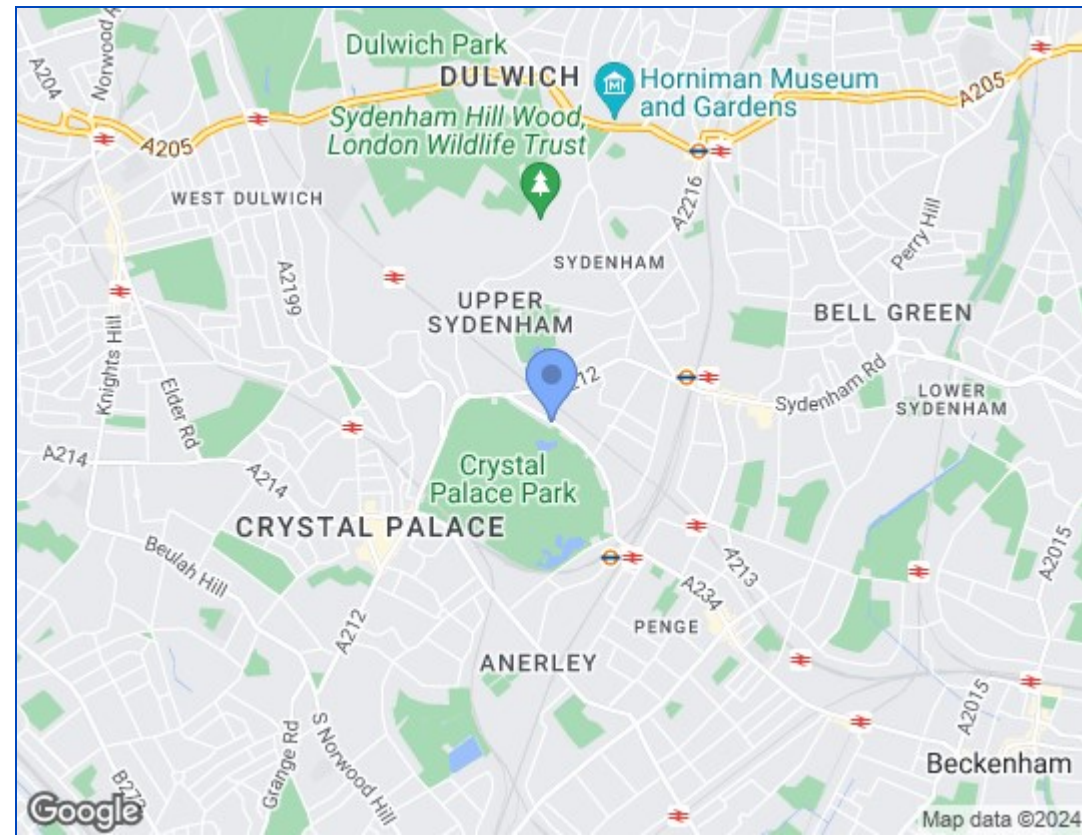






SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 568 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 568 SQ FT / 53 SQM	Crystal Palace Park Road
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 advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 02/02/21 <b>photoplan</b>



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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