



Crystal Palace Park Road, London

Guide Price £900,000



4



2



2



D



Property Summary

Guide Price: £900,000 - £950,000

A stunning four bedroom, two bathroom semi detached townhouse on a VERY LARGE PLOT offered to the sales market by Propertyworld. Located opposite the fabulous and popular Crystal Palace Park, the house is perfectly positioned for lots of local amenities, shops, cafes and transport links. The gorgeous property benefits from: OFF STREET PARKING, a PRIVATE GARAGE, two garden areas, a large SIDE RETURN with extension potential and an additional AREA OF LAND, currently not used but potentially suitable for an ANNEXE or STUDIO.

This house is spacious with beautifully proportioned accommodation spread over 3 entire floors, offering versatile and practical living space throughout. Flooded in light and offered in exceptional condition, this is a rare and exciting opportunity. The details include: on the ground floor you enter into a welcoming and well appointed entrance hall, with neutral decor, a wood floor and a downstairs. WC. To side is the second reception room / dining room and engineered wood floor and window to front. The kitchen / dining is fabulous with patio doors leading to the rear garden and incredible amounts of space. The wall and base units are shaker style, with integrated appliances, 5 ring hob and spotlights. It is recently renovated and a real focal point / hub for the house. On the first floor, is the main reception room which looks out to the rear garden and is flooded in light with a bespoke and fabulous shelving unit and neutral decor. There is one beautifully presented double bedroom, plus a stunning shower room. On the top floor there are THREE further bedrooms - all DOUBLES, all beautifully presented and all flooded in light. The top floor is finished with a spacious and well appointed family bathroom. The outdoor spaces are incredible and very rare. They include two beautiful garden areas - one hard landscaped and the other a softer space with a lawn to center and lot of mature shrubs. Rare & wonderful.

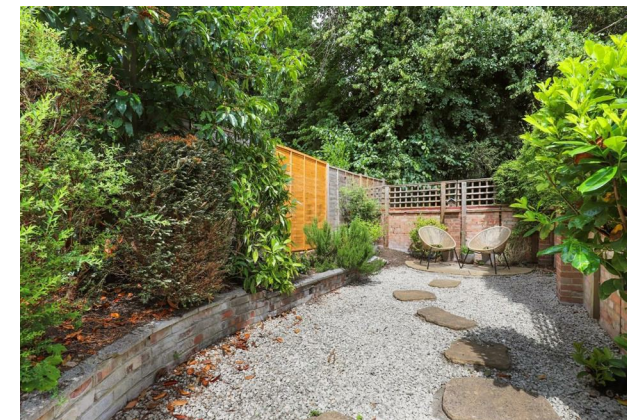
Property Summary

- Four bedroom townhouse
- Modern & semi detached
- Fabulous location
- Off street parking & GARAGE
- Outstanding condition
- Family house
- Spacious & versatile accommodation
- Large plot with development potential
- Flooded in light
- EPC rating is D, council tax is E

Our Vendor Loves...

Our Vendor Loves...

"Prime location – Crystal Palace Park is right on our doorstep and we are very well connected, with easy access to Victoria, London Bridge, and the overground. Crystal Palace Triangle is also nearby and offers great places to eat and drink. The living space is well sized, allowing both of us to comfortably work from home without feeling cramped or on top of each other. We also love that when we are in the back garden, we see greenery rather than the backs of other people's houses, making it easy to forget we live in the city."



Sydenham Sales

020 8488 0011

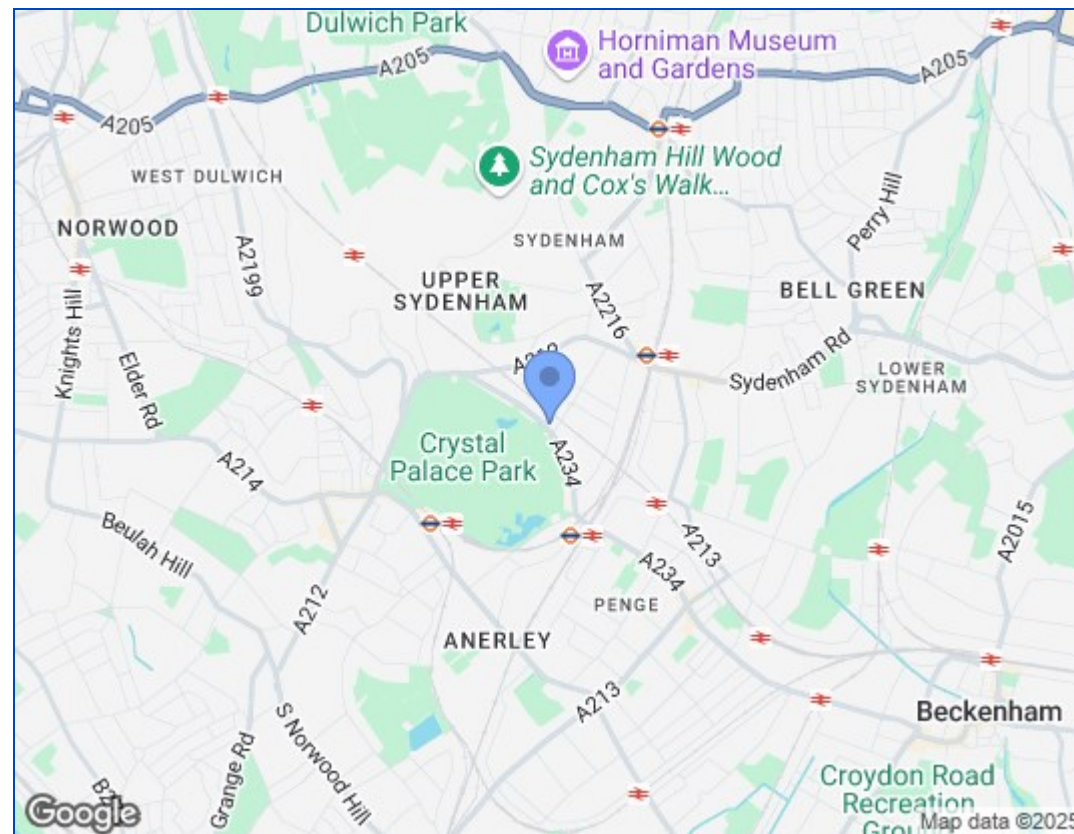
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APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1449 SQ FT / 133 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1229 SQ FT / 114 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Crystal Palace park
Road
230905
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 | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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