



Charleville Circus, SE26 | Guide Price £350,000

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# In General

- Charming and characterful
- Superb views
- Excellent proportions
- Large reception with wood burner
- Galley kitchen
- Large double bedrooms
- Recently refurbished bathroom
- Plenty of storage
- Moments from Crystal Palace Park

# In Detail

Guide price £350,000 - £375,000

This charming apartment is ideally positioned to take full advantage of its elevated setting, offering the utmost in privacy, tranquillity, and far reaching views.

The apartment boasts generous lateral living space designed for comfort, flexibility, and flow. Enjoying a 15'8 ft reception room and a large window flooding the space with natural light, a dedicated dining area, ideal for entertaining. The well thought out kitchen is both stylish and functional, with worktops that make cooking and prepping a breeze.

Also including a spacious double bedroom, offering a calm and inviting atmosphere. The room comfortably accommodates double beds and additional furnishings, as well as benefiting from integrated storage.

Ideally located, the apartment is just moments from excellent transport links including Penge East, Penge West and Sydenham, vibrant local bars and restaurants, and the expansive green spaces of Crystal Palace Park. A charming café and a popular weekly farmers' market add to the area's strong community and lifestyle appeal.

EPC: C | Council Tax Band: B | Lease: TBC Years remaining | SC: TBC | GR: TBC | BI: TBC

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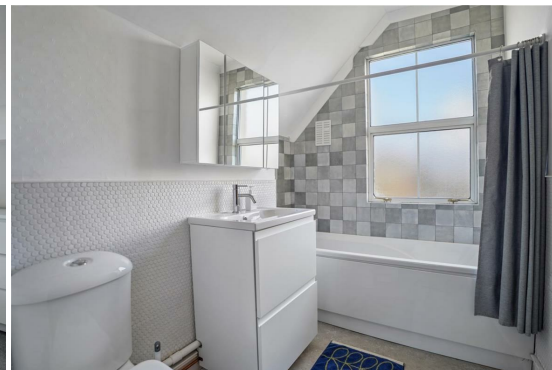
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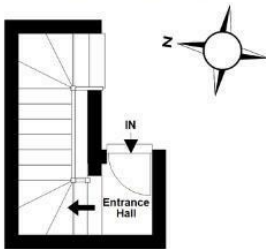
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# Floorplan

## First Floor

Approx. 3.9 sq. metres (42.3 sq. feet)



## Second Floor

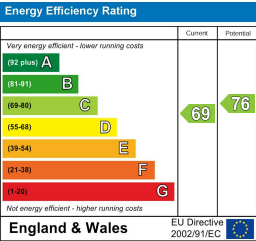
Approx. 45.5 sq. metres (490.0 sq. feet)



Total area: approx. 49.5 sq. metres (532.3 sq. feet)

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Plan produced using PlanUp.



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