



Crystal Palace Road, SE22 | Offers In Excess Of  
£550,000

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# In General

- Two bedrooms
- Modern apartment block
- Lift-access
- Over 700 Sq Ft
- Private balcony
- Large, communal roof terrace
- Allocated, underground parking
- Good condition throughout
- Long lease, with share in freehold company

# In Detail

Stunning, spacious and beautifully-bright two bedroom modern apartment ideally located in the heart of East Dulwich, SE22.

Tribeca Court, Crystal Palace Road is enviably-located for the strong transport links into The City and West End from East Dulwich station (0.5 miles) and Peckham Rye station (0.8 miles) as well as the bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

There are a choice of parks and green spaces nearby - including Goose Green, Peckham Rye Park and Dulwich Park - as well as a host of independent shops, bars, restaurants and coffee shops on Lordship Lane and North Cross Road

Boasting over 700 sq ft of internal space on the second floor of this 2018-built development - a small block containing just 18 apartments and four mews houses - this property benefits from a gorgeous communal roof terrace, underground parking, and lift access.

The well-maintained apartment enjoys a generous 20x19 ft L-shaped open-plan kitchen, dining and reception room that opens onto a private 13 ft balcony - ideal for relaxing or entertaining. Both bedrooms have built-in wardrobes, providing excellent storage, with the principal bedroom measuring 16x9 ft. The second bedroom also benefits from a fitted desk making it ideal as a potential home office or guest room. There is a sleek, modern bathroom.

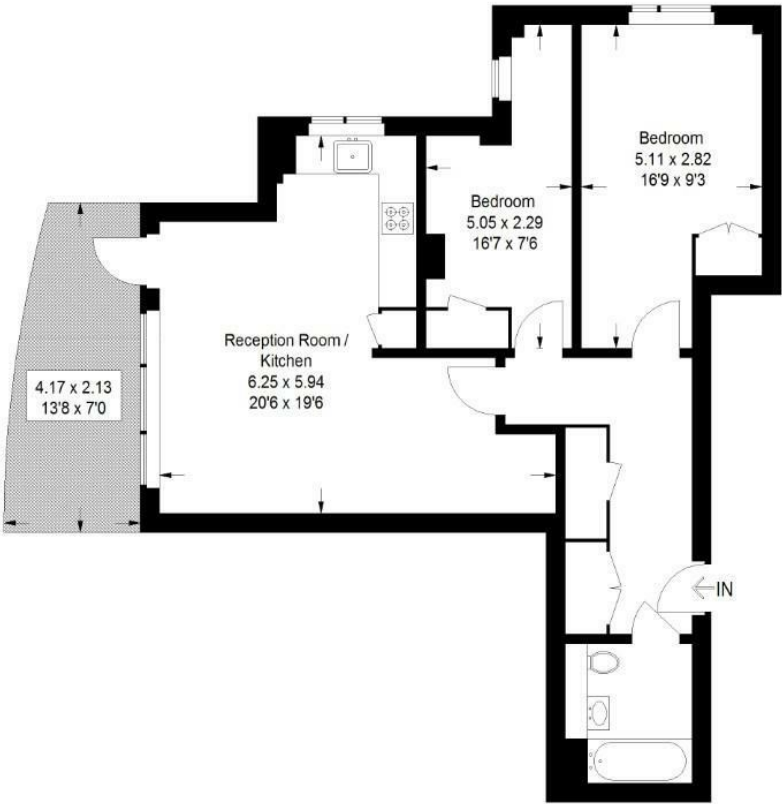
EPC: B | Council tax band: C | Leasehold | Lease: 120 years remaining | GR: £0| SC: £3,300 pa | BI: incl. in SC



# Floorplan

Tribeca Court, SE22

Approximate Gross Internal Area  
65.7 sq m / 707 sq ft



## Second Floor

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
81-101 <b>B</b>	84	84
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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