



WELCOME TO

The Crystal Wall Home

The PROPERTY

- 01 Layout & Liveability
- 03 The Community
- 04 The Lifestyle & Local Character
- 05 Living and Working Locally
- 06 The Cafés
- 07 The Restaurants
- 08 The Pubs
- 09 The Parks
- 10 The Cultural Offer
- 11 Transport
- 12 The Investment Opportunity



The

LAYOUT & LIVEABILITY



Located on sought-after Harold Road, this immaculate 1 bed flat with Share of Freehold offers stylish, park-side living steps from local dining and social life. Perfect for young professionals & first-time buyers, wanting peaceful green surroundings alongside a thriving local scene.

Bright Reception Room with Dedicated Dining Area

The highlight of the room is its generous double-sash window, allowing sunlight to pour in while framing tranquil views of the leafy treetops outside.

The thoughtful layout easily accommodates two distinct living zones without compromising on space: a cosy lounge area suitable for a three-seater sofa and TV unit, and a charming dining area positioned right by the window.

A Sunlit Layout: The Heart of the Home

The layout is thoughtfully enhanced by a modern glazed interior door that creates a seamless light flow between the kitchen and living room, keeping both spaces bright, airy, and visually connected.

Stylish & Practical Kitchen

An efficient U-shaped kitchen featuring stylish sage green Shaker units, light wood-effect worktops, and fully integrated appliances. A wide high-set window fills the space with natural light, while smart upper and lower cabinetry maximizes storage.



LAYOUT & LIVEABILITY

Just 10 minutes from the Crystal Palace Triangle, this flat offers a vibrant yet peaceful lifestyle, allowing you to enjoy not only the thriving social scene, but also endless outdoor activities thanks to the surrounding parks

Peaceful Bedroom with Built-In Storage & Natural Light

The bedroom comfortably fits a double bed and additional furniture—including space for two chests of drawers, to complement the practical double-door built-in wardrobe.

A large window floods the room with daylight, while recessed spotlights and a floating shelf above the headboard add a lovely personal touch.

Modern & Fresh Bathroom

The bathroom features a sleek basin with an integrated mixer tap set over an elegant dark grey modern vanity unit offering lower storage, a prominent wall-mounted chrome heated towel rail, and a mirrored wall cabinet.

Freshness and natural daylight are guaranteed thanks to a pivot window, with the space further equipped with a practical electric shower.

Free On-Street & Communal Parking

Parking is hassle-free with four off-street spaces available for residents on a first-come, first-served basis, plus plentiful free street parking on all surrounding roads.



LAYOUT & LIVEABILITY

A dream location for sports and tennis enthusiasts, featuring public tennis courts at Upper Norwood Recreation Ground just a short 5-minute walk from the front door

Exceptional Storage Solutions

One of the standout features of this home is the impressive amount of built-in storage, a rare find that makes daily living effortlessly organized.

The living room includes a deep built-in cupboard with direct access to eaves storage, perfect for tucked-away seasonal items. In addition, loft access provides valuable extra space overhead, ensuring a clutter-free and highly functional home.

Surrounded by Parks

Ideally located for outdoor lovers, with tennis courts and scenic walking paths directly opposite at Upper Norwood Recreation Ground, plus Westow Park and the legendary 200-acre Crystal Palace Park just minutes away.

Double the Greenery: Front & Rear Gardens

A charming front garden with fragrant lavender borders, a small lawn, and a fixed picnic bench. Framed by a leafy timber fence, it offers a welcoming communal space.

A spacious rear communal garden featuring a open lawn area, a blue wooden picnic table, and a paved side path. Sheltered by leafy trees and surrounding properties, it provides a quiet, secluded space for outdoor relaxation and picnics.

The

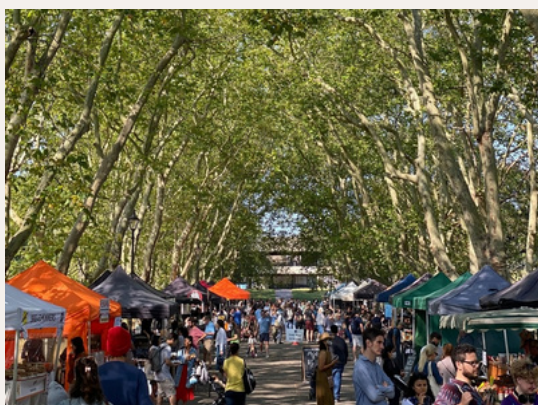
COMMUNITY



- Residents in Crystal Palace are a mix of young professionals, families, and long-term Londoners, with many working in creative industries, media, education, healthcare, and professional services. A significant proportion work from home, which helps keep the area active during the day, especially around cafés and local high streets.
- The area supports a network of small galleries, studios, and creative spaces, often located in converted units and above shopfronts around the Triangle. Local artists and makers are visible in everyday life, contributing to a slightly bohemian and design-led atmosphere.
- There is also a tradition of independent markets and pop-up events, where local traders, designers, and food vendors come together, especially around Crystal Palace Park and community venues. These markets reinforce the area's focus on small-scale, local production and seasonal activity.

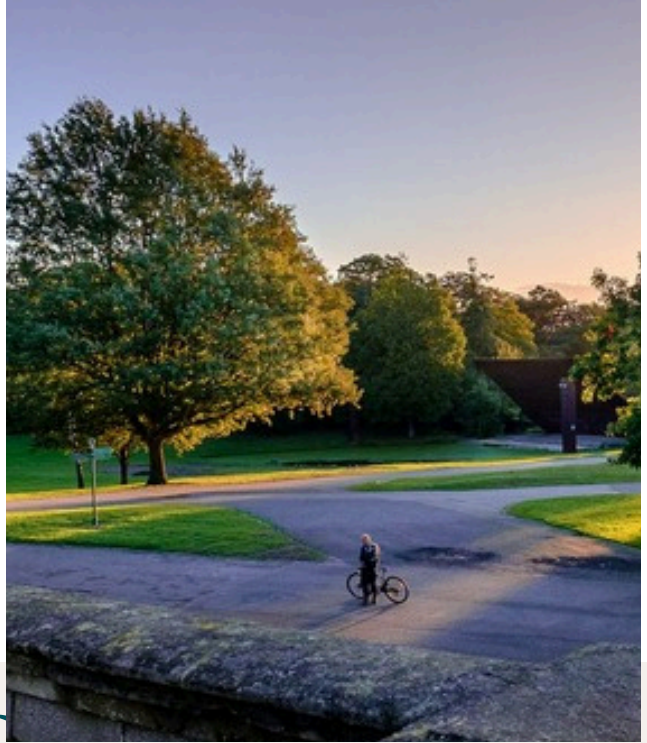
The LIFESTYLE & LOCAL CHARACTER

The local character is strongly community-driven. There is a mix of long-term residents and younger professionals, with regular markets, small events and a visible independent business culture. This gives the area a slightly creative, informal feel.



Nature plays a key role in the lifestyle. Crystal Palace Park and surrounding green spaces are a defining feature, used for walking, running, cycling and family activities.

LIVING & WORKING LOCALLY



Working from Crystal Palace is well suited to a hybrid and flexible working lifestyle. The area has a growing number of independent cafés and quiet spots that are commonly used for remote work during the day, especially around the Triangle.

The commute into Central London is a key advantage, with direct rail services to London Bridge and Victoria in around 20–30 minutes. This makes it practical for regular office attendance while still maintaining a more relaxed residential base.

Many residents combine home working with occasional travel into the City, Canary Wharf or the West End. The transport connections by train and bus provide flexibility for different work locations across London.

Overall, Crystal Palace works well for professionals who want to balance city access with a calmer, more residential environment, without compromising on connectivity or daily convenience.

The CAFÉS

Step into a neighbourhood where cafés are part of the local rhythm and lifestyle.

Start your morning at Roasted Bean, a local favourite for specialty coffee and a relaxed, slow start to the day. From there, wander through the Triangle and ease into brunch at The Fino, where the atmosphere is laid-back, friendly, and very neighbourhood-driven. If you're up for a longer stay, Etude Coffe is ideal for settling in with a laptop or meeting friends over expertly made coffee, while Bloom Café Crystal Palace offers a more social, brunch-focused stop with a lively, all-day feel.



Name	Walking Distance	Rating	Website / Link	Notes
Roasted Bean	10 min	★★★★☆ 4.4/5	Website	Specialty coffee and relaxed, local feel. Popular spot for breakfast, casual brunch, and working on a laptop.
The Fino	12 min	★★★★★ 4.9/5	Website	Mediterranean-style café. Generous breakfasts, good coffee, and a welcoming, everyday vibe
Etude Coffe	11 min	★★★★★ 4.9/5	Website	Excellent coffe, cozy seating, and a warm ambiance, the perfect spot for remote working

The RESTAURANTS



Enjoy a variety of cuisines from around the world just minutes away...

Evenings in Crystal Palace can be just as enjoyable as the daytime. Start with a relaxed dinner at Sapore Vero, perfect for sharing fresh pasta and a bottle of wine. On another night, you might head to 56 Westow for something a bit more refined and a more elevated dining experience. If you're after something casual, Chamoagne+Fromage is ideal for sharing plates.



Restaurant	Walking Distance	Rating	Website / Link	Notes
Sapore Vero	12 min	★★★★★ 4.7/5	Website	Italian restaurant traditional recipes, fresh ingredients, and a relaxed, local feel.
56 Westow	14 min	★★★★☆ 4.4/5	Website	Contemporary restaurant with a modern European menu
Champagne +Fromage	17 min	★★★★☆ 4.9/5	Website	French-style bistro focused on cheese boards, champagne, and casual sharing plates

The PUBS



The Sparrowhawk



Westow House



The Alma

Enjoy a neighbourhood where traditional pubs and social spots are part of everyday life.

Evenings here are easy and social. You might start with a quick drink at Westow House, before meeting friends at The Sparrowhawk, a proper local where everyone feels welcome. If you fancy a slightly refined atmosphere, The Alma is another great stop for a pint in a classic setting with terrace/garden.

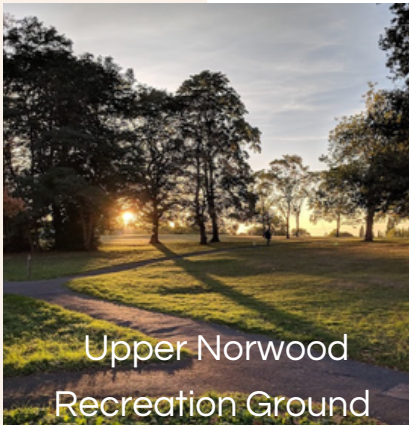
Pub	Walking Distance	Rating	Website	Notes
The Sparrow Hawk	15 min	★★★★☆ 4.2/5	Website	Lively atmosphere and sports screenings. It works well as a casual meeting point with friends
Westow House	12 min	★★★★☆ 4.2/5	Website	Pub, restaurant, and boutique hotel, spacious beer garden and a consistently busy atmosphere
The Alma	13 min	★★★★☆ 4.3/5	Website	Refined gastropub feel. It stands out for its higher-quality food, particularly brunch, garden/terrace.

The PARKS



Enjoy a lifestyle surrounded by lush parks and green spaces...

Crystal Palace and the surrounding area are defined by an unusually high concentration of green spaces, giving the neighbourhood a very open and residential feel. Beyond Crystal Palace Park, locals also use Westow Park, Norwood Park, and South Norwood Lake and Grounds, each offering a different character, from elevated views and open lawns to lakeside walks and more enclosed woodland areas. Together, these parks create a continuous green network that supports everyday outdoor life, exercise, and community activity throughout the area.



Name	Distance	Notes
Crystal Palace Park	15 min walk	Large historic park with open spaces, lakes and views over London, used for walking, sport and leisure.
Westow Park	5 min walk	Small neighbourhood park in the Triangle, mainly for sitting, picnics and local use.
Upper Norwood Recreation Ground	3 min walk	Features open lawns and tree-lined paths, ideal for runs and dog walks, alongside football pitches, tennis courts, and changing rooms.

The CULTURAL OFFER



Crystal Palace
Food Market



Everyman Cinema



South Facing Festival

The area offers a vibrant cultural scene...

Life in Crystal Palace revolves around independent streets, green space and a relaxed pace. The park plays a central role in daily routines, whether for walking, running or simply meeting friends, and the area has a slightly creative, slightly alternative feel without losing its practicality.

Name	Distance	Website	Notes
Haynes Lane Market	18 min walking	Website	independent traders and a strong vintage focus, ideal for browsing and finding unique pieces
EveryMan	13 min walking	Website	Premium cinema experience with sofas, table service, food and drinks delivered to seats
South Facing Festival	20 min walking	Website	open-air concert series held in Crystal Palace Park, genres like electronic, hip hop, indie and live bands
Crystal Palace Food Market	18 min walking	Website	Inside Crystal Palace Park. Focus on high-quality street food and artisan produce



TRANSPORT

Crystal Palace Station offers excellent direct connections to Central London. It provides services to Victoria, London Bridge and Highbury & Islington.

Typical journey times from Crystal Palace Station to Central London:

- London Bridge: 28 - 30 min
- Victoria: ~ 28 min

Bus Routes Nearby

- To Central London (Victoria / Westminster / Oxford Circus): 3, N3, N63, N137
- To London Bridge / Elephant & Castle: 363
- To Brixton / Clapham / Stockwell: 322, 432, 417
- To Croydon / West Croydon / Wallington: 157, 410, 450
- To Lewisham / Catford / Blackheath: 202
- To Beckenham / Bromley / Orpington: 227, 358
- To Anerley / Penge / Sydenham / Forest Hill connections: 249

To Central London by bike (typical times)

- London Bridge: ~35–45 min
- Brixton: ~15–25 min
- Waterloo / Westminster: ~40–55 min

WATERLOO RESIDENTIAL
PROPERTY INVESTMENT

The INVESTMENT OPPORTUNITY

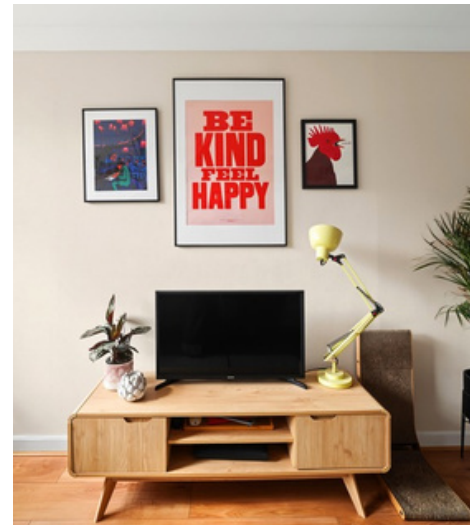


MODERN DESIGN & PRIME LOCATION

A Premier Address in Crystal Palace

Located on Harold Road in a protected Conservation Area, this wide, peaceful, and tree-lined residential street is characterized by grand Victorian and Edwardian period homes with soaring ceilings, large windows, and rich architectural character.

Bordering Upper Norwood Recreation Ground for immediate access to nature, the location sits just minutes on foot from the vibrant Crystal Palace Triangle.



Light-Filled Living & Contemporary Style

Designed to maximize natural light throughout the entire property, the home feels exceptionally bright and airy from every angle.

Serving as the true architectural heart of the home, a modern glazed interior door seamlessly connects the kitchen and living area allowing light to flow freely between both spaces, visual connection to remain uninterrupted, and giving the property a unique, distinctive charm.

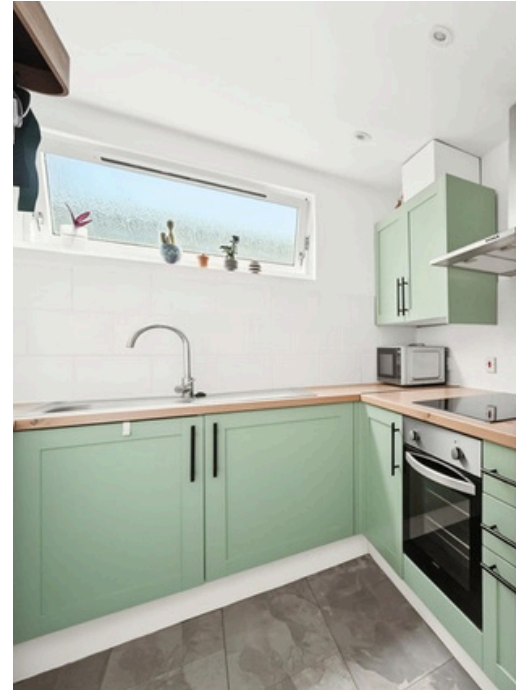
UPGRADED KITCHEN & FINANCIAL CONTROL

Stylish & Renovated Kitchen

Upgraded by the current owners to a high modern standard, this kitchen offers a turn-key asset with zero immediate capital expenditure required.

The space features stylish sage green Shaker units, resilient worktops, and integrated appliances designed for long-term wear.

Crucially, a wide centered window floods the room with natural light and promotes rapid air exchange, keeping the space continuously fresh and airy while preventing moisture buildup and mold growth and keeping ongoing maintenance to a minimum.



Convenient Parking Access: Off-Street & Permit-Free

Residents benefit from four off-street communal parking spaces, allocated on a first-come, first-served basis, alongside unrestricted, free street parking, avoiding the hassle of permit schemes

Share of Freehold: Financial Control & Protected Margins

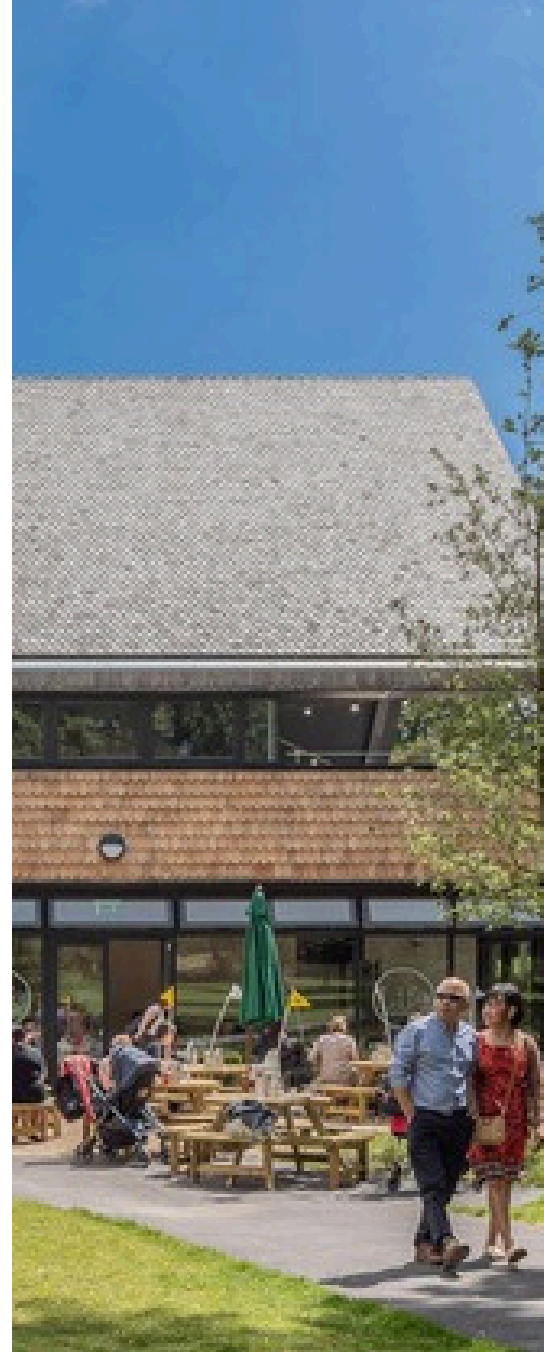
Unlike traditional leasehold properties, holding a Share of Freehold eliminates exposure to arbitrary ground rent increases while putting budget control directly into the hands of co-owners.

This self-governing structure allows for direct management of service charges, ensuring maintenance decisions remain transparent, cost-effective, and fully aligned with long-term asset value.

TENANT PROFILE

Understanding who rents in an area is just as important as understanding the property itself. Knowing the type of tenants attracted to SE19 provides valuable insight into the potential rental demand, tenant profile, and long-term appeal of the investment.

The area attracts skilled professionals, young families and remote workers who value a peaceful, community-oriented way of life, alongside outdoor activities, nearby green spaces, and a vibrant social scene with plenty of options for dining, entertainment, and everyday leisure.



Professional Tenant Base

Renters in Crystal Palace area and surroundings are well-educated professionals, and young families. The majority work in high-skilled occupations: senior management, professional services (finance, legal, tech, creative industries), and associate professional roles, which together account for nearly 6 in 10 residents.

This is not a transient or student area, these are established, career-driven individuals, couples and families with the financial stability to commit to quality rentals.

Ready to make your offer?

Guide Price: £250,000 - £280,000

**Follow the Link to Submit
Your Offer**



MARIA COSTANTINI
exp

let's get in touch

South East London

07440 587 334

www.mariacostantini.expuk.com

maria.costantini@expuk.com

[@thekeykeyagent](#)