



Crown Dale, SE19 | Guide Price £475,000

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In General

- 799 sq ft (74.2 sq m)
- Two double bedroom ground floor apartment
- Private garden and terrace
- Off street parking
- High energy rating
- Kitchen / diner with an island and integrated appliances
- Nearby Norwood Park
- Underfloor heating

In Detail

GUIDE PRICE: £475,000 - £500,000

A fabulously well presented two double bedroom ground floor apartment forming part of a contemporary low rise construction in Crystal Palace.

This small boutique development was completed seven years ago and benefits from the remaining New Homes warrantee. The property has been improved by the current owners to include a kitchen island which increases work and storage space, custom bench seating, and tasteful decor throughout.

The main living space extends to 21ft and is socially open-plan to the kitchen/diner which features dove grey cabinetry, integrated appliances and quartz surfaces. The reception room has a large sliding door which leads to a covered terrace and a private garden beyond, whilst both bedrooms are of near equal proportion and have enough space for home working if desired. A fully tiled four piece bathroom with a separate walk-in shower and smart stainless fittings completes the accommodation.

Externally there is a 38ft private garden with privacy hedging and planted borders - the perfect space to enjoy warm summer days and relax with friends and family.

Further benefits include the right to manage, allocated off street parking, bike storage, and an excellent energy efficiency rating.

This location is well connected, with West Norwood and Gipsy Hill rail stations nearby, along with bus routes along the road providing fast connections to Brixton and Clapham. Norwood Park is just moments away, popular with dog walkers and joggers alike. A wide choice of shops and everyday amenities can be found at the top of the road, with the vibrant Crystal Palace Triangle. The property is also ideally suited to families, being within close proximity to an Ofsted rated "Outstanding" primary school with several nurseries nearby, and a recently overhauled and significantly expanded local GP practice further enhancing the area's convenience.

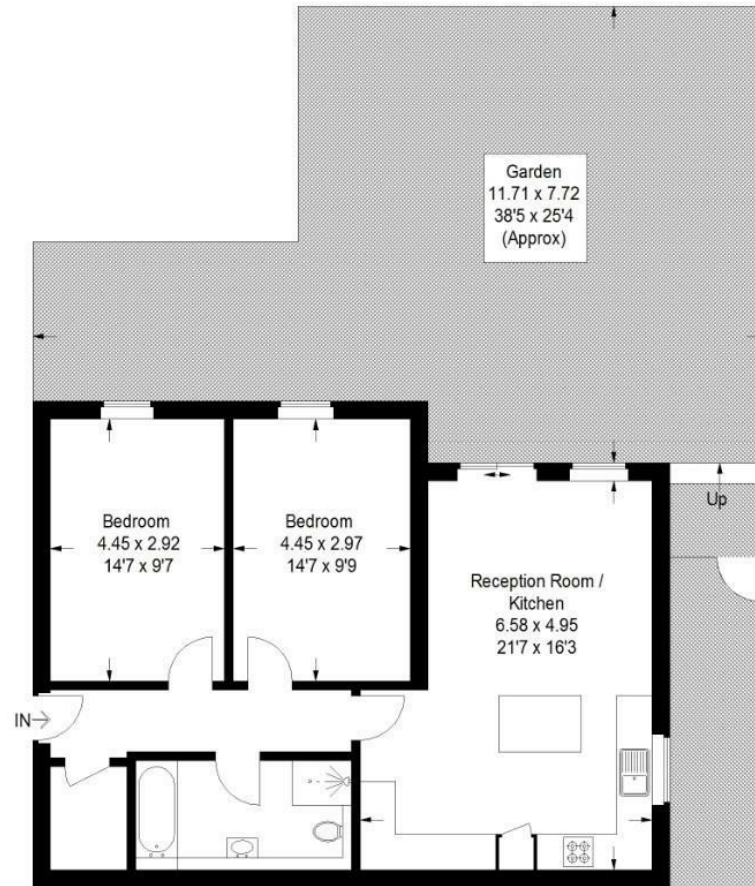
EPC: B | Council Tax Band: C | Lease: 991 years remaining | SC: £2,500pa | GR: £250pa | BI: TBC



Floorplan

Great Northwood House, SE19

Approximate Gross Internal Area
74.2 sq m / 799 sq ft



Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A		85	85
81-101) 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	