



Crystal Palace Road, SE22 | £375,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- One double bedroom
- Purpose built apartment
- Large, communal garden
- Private garage
- Over 470 Sq Ft
- Good condition throughout
- CHAIN FREE

In Detail

CHAIN FREE - Spacious and beautifully-bright purpose-built apartment on this desirable residential road in the heart of East Dulwich, SE22.

Boasting over 470 Sq Ft on the top floor of this recognisable private block and overlooking the large communal gardens at the rear - the property has been well maintained by the current owner. There is a 14x10 ft reception room flooded with natural light through the large window adjacent to the separate modern kitchen. There is a comfortable 11x9 ft double bedroom and a family bathroom.

Crystal Palace Road is ideally located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as the beautiful parks and green spaces nearby. There are strong transport links into The City and West End from East Dulwich station (0.5 miles) and Peckham Rye station (0.9 miles) along with bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

The property further benefits from a large communal garden, off-street parking, as well as a private garage-en-bloc behind a secure gate.

EPC: D | Council tax band: B | Lease: 92 years remaining | GR: £60 pa | SC: £720 pa | BI: incl. in SC



Floorplan

Crystal Palace Road, SE22

Total* = 43.8 sq. m / 471.7 sq. ft

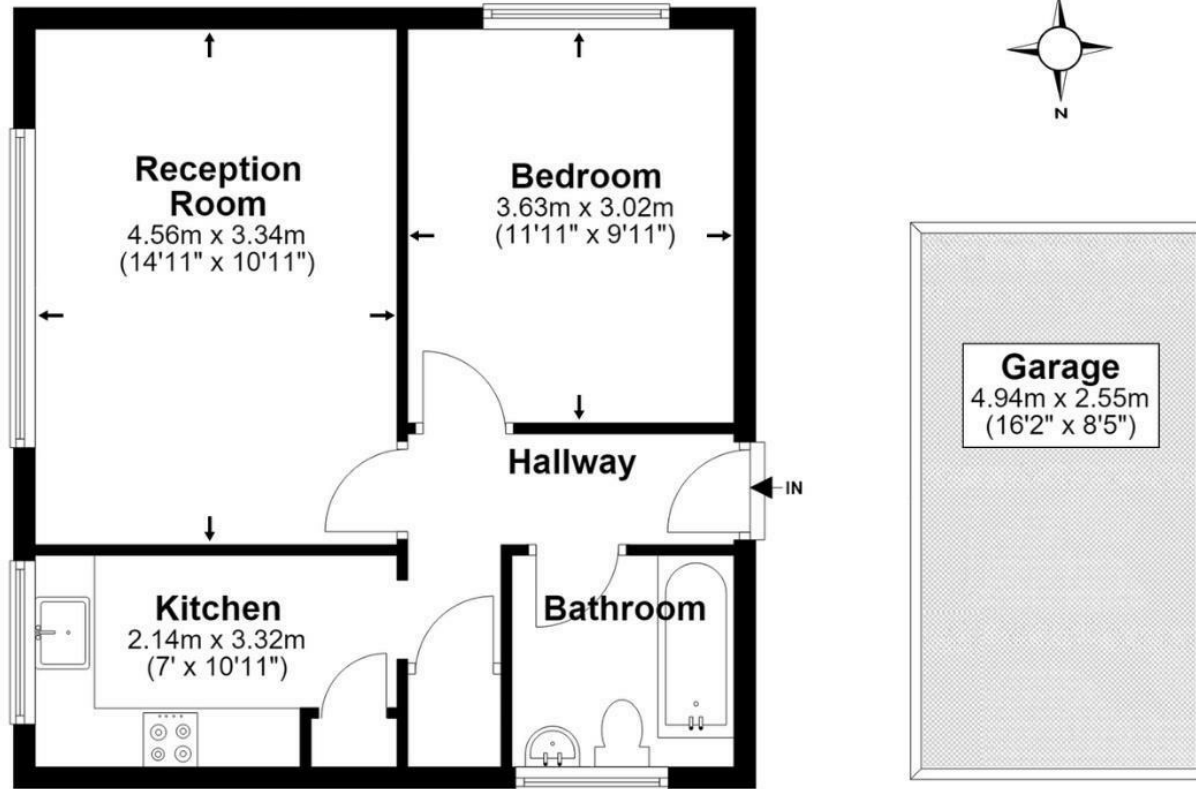
Second Floor = 43.8 sq. m / 471.7 sq. ft

☐ = Reduced head room below 1.5m

pedder
We live local

Second Floor

Approx. 43.8 sq. metres (471.7 sq. feet)
(excluding Garage)



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

