



barnard marcus

**Crystal Palace Park Road, LONDON SE26 6EG**



**welcome to**  
**Crystal Palace Park Road, LONDON**

We are delighted to present this beautifully appointed ground-floor apartment, offering three spacious double bedrooms and an exceptional blend of style, comfort, and craftsmanship.

The property boasts natural stone tiled flooring with wet underfloor heating throughout, creating a consistently warm and inviting atmosphere. A full electrical rewire, completed in 2017, ensures modern reliability and convenience.

Every detail has been thoughtfully designed, from the bespoke hardwood double-glazed windows that pair energy efficiency with timeless character, to the custom-designed kitchen featuring granite worktops and splashbacks and high-quality integrated appliances, including a fridge-freezer, dishwasher, and washing machine.

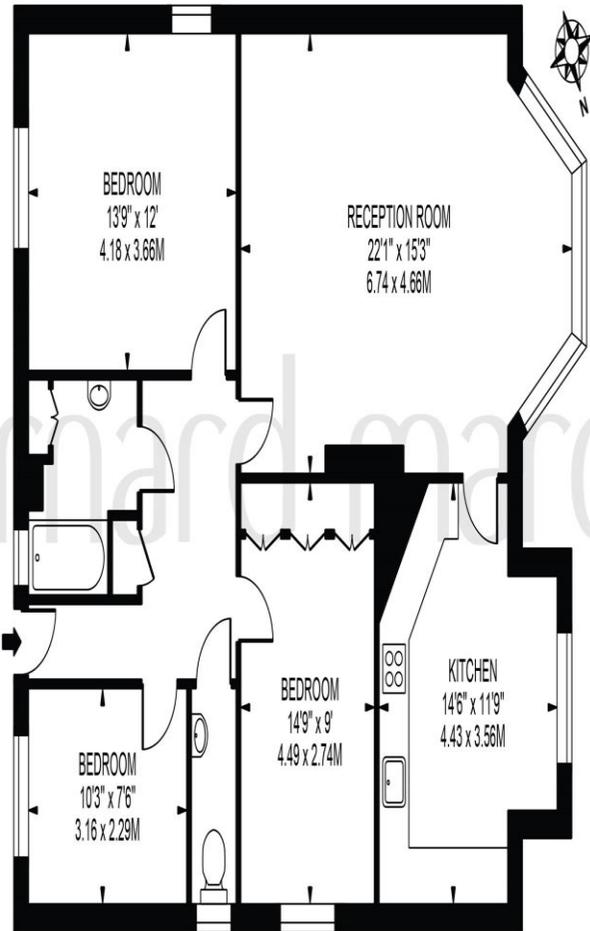
The generously proportioned living room is a highlight of the home, exuding charm and elegance with its beautiful bay window, bespoke bookshelves, and functioning wood burner set within a handcrafted fire surround by the Kent Fireplace Company perfect for cozy evenings in. Further features include solid pine internal doors with chrome fittings, and a traditional-style solid wood front door with chrome knocker all installed in 2017 reflecting the exceptional craftsmanship found throughout.

Ideally located on the sought-after Crystal Palace Park Road, the property enjoys immediate access to Crystal Palace Park, home to the National Sports Centre and an array of leisure facilities. Excellent transport links are available!



# CRYSTAL PARK, PALACE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1036 SQ FT - 96.22 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

## Crystal Palace Park Road, LONDON

- Underfloor heating throughout
- Three double bedrooms
- Great location
- Bespoke kitchen units with granite worktops and integrated appliances
- Share of Freehold

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Feb 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£625,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SYD103170](https://barnardmarcus.co.uk/Property/SYD103170)



Property Ref:  
SYD103170 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8776 9384**



[sydenham@barnardmarcus.co.uk](mailto:sydenham@barnardmarcus.co.uk)



13 Sydenham Road, Sydenham, London, SE26 5EX



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)