

# NO FLIES

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Contact us on 020 7737 8047

Crystal Palace Road, East Dulwich, SE22

£360,000

Leasehold

A well located one bedroom flat with communal gardens and private garage.



## Local Transport

### **East Dulwich**

Approx. 700 metres away  
Destinations: **London Bridge**.

### **Peckham Rye or Denmark Hill**

Short bus ride away  
Destinations: **London Bridge, Victoria, St Pancras & Canada Water** (for connection to Canary Wharf).

### **40, 176, 185 & 197**

Approx: 400 metres away  
Destinations: **Elephant & Castle, Waterloo, Victoria, Oxford Circus, London Bridge**.

One double bedroom

Communal Gardens

Private Garage

This nicely presented, one double bedroom apartment is to be found on Crystal Palace Road, opposite its junction with Crawthrew Grove, which is in the heart of East Dulwich and runs parallel to Lordship Lane. The apartment is on the second floor of a mid-century block and offers generous accommodation and storage with a separate kitchen and reception. It also boasts a private garage, which has rental potential, and communal gardens to the rear.

The apartment is on a quiet side street just a few minutes stroll from Lordship Lane. So, on your doorstep you have the pick of the many bars and restaurants on one of south east London's most sought after high streets as well as facilities such as the Picturehouse cinema. You are also excellently placed to pick up fresh produce from the weekly North Cross Road market or from the local independent butcher, fishmonger or greengrocer.

East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is approximately 10 minutes' walk from the property and Peckham Rye railway station is also an easy 15 minute walk away. At Peckham Rye you will find direct trains to Victoria and King's Cross stations and access to London Overground providing connections to the Jubilee line tube services to Canary Wharf. Frequent bus services are also available on Lordship Lane providing direct routes to destinations including Victoria, Waterloo and London Bridge.



You approach the building from Crystal Palace Road along the private driveway and enter, via entryphone, into the ground floor lobby from which you take the stairs to the second floor. You will find the door to the apartment at the rear of the building at this level.



Upon entering the apartment you find yourself in the central hallway. Immediately to your left is the bathroom. This is fitted with a three-piece suite, comprising bath with over bath shower, low-level WC and hand basin with built-in vanity unit.



Opposite the bathroom is the bedroom. This is a spacious double room with double glazed casement windows looking out to the side of the property over neighbouring gardens and rooftops.

Adjacent to the bedroom is the reception room. This is again a spacious room, which can accommodate both dining and seating areas. From the reception room large double glazed casement windows look out to the rear over the well-kept communal gardens.



Returning to the hallway you will find, on your right, a very large storage cupboard, which is a real boon in a one-bedroom apartment. Next to the storage cupboard is the entrance into the kitchen. The kitchen is fitted with a range of panelled units with a granite effect work surface. There is an integrated oven and hob and space for other freestanding appliances. The kitchen also benefits from a large original storage cupboard, which also houses the central heating boiler. From the kitchen a casement window looks down onto the communal gardens.



Externally the apartment benefits from a large and well cared for communal garden area. This is tucked away behind the back of the building and is mostly laid to lawn with a corner area of hardstanding where residents have set up a number of tables and chairs for outside dining or entertaining. Residents have also created small allotment areas which may, in discussion with fellow residents, be an option for any new owners of this apartment. In addition to the communal garden areas the apartment also benefits from a private garage with a motorcycle anchor (which could provide a source of rental income) as well as an area of communal off street parking.

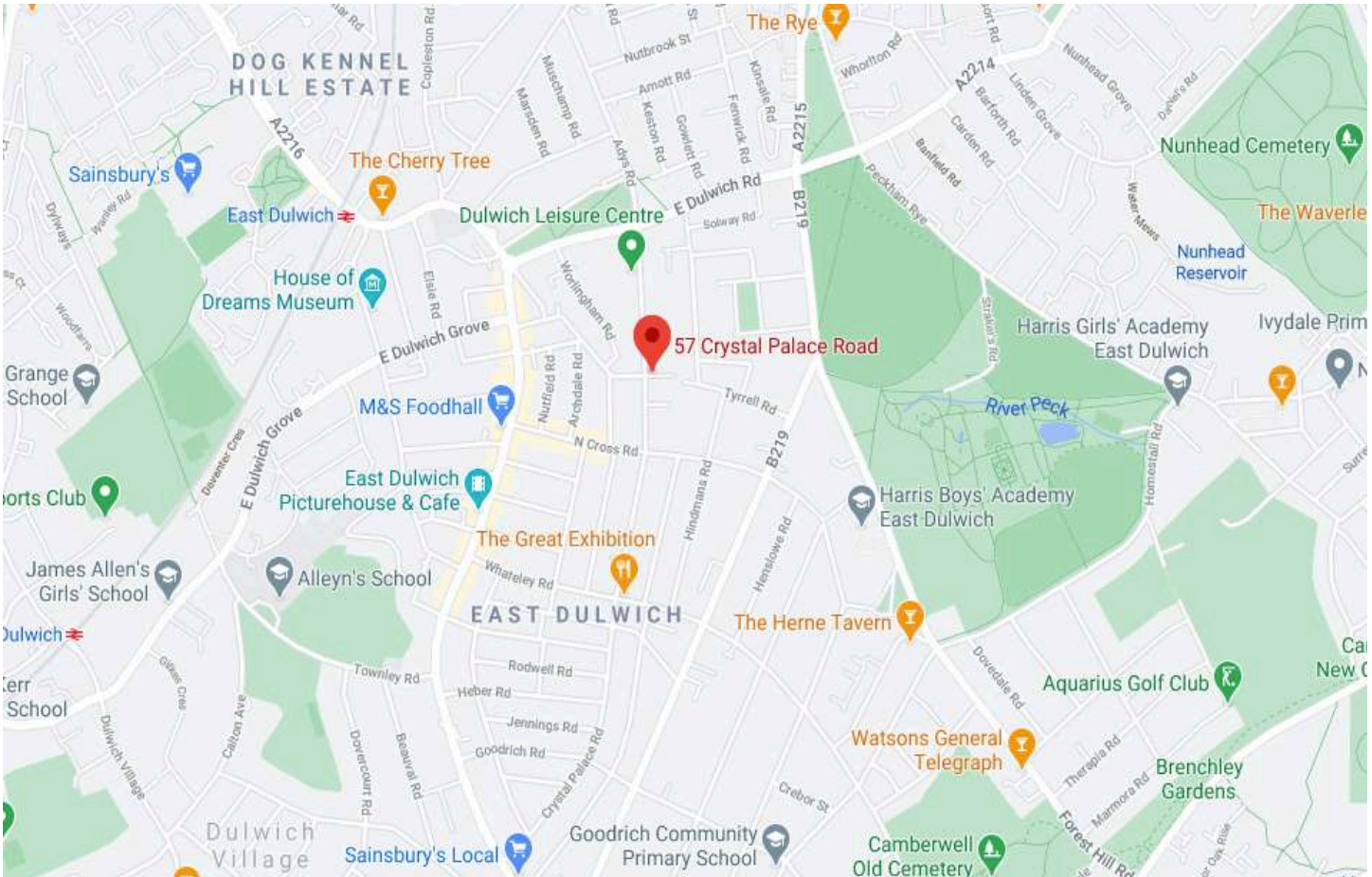
This is a nicely presented and spacious one bedroom property offering communal outdoor space and secure parking. It has double glazed windows throughout and is in a great location. Your early viewing is recommended.

# Crystal Palace Road SE22

Approximate Gross Internal Area  
50.9 sq m / 548 sq ft

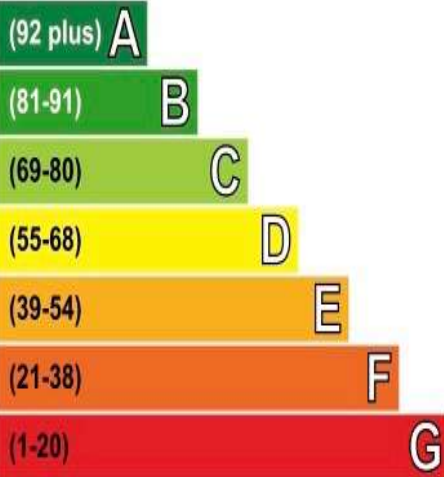


This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken  
in the preparation of this plan, please check all dimensions, shapes and  
compass bearings before making any decisions reliant upon them. (ID692482)



## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
62	63

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

To arrange a viewing of this property please call us on 020 7737 8047 or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.

Viewing strictly by appointment only with No-Flies.