





22 Founders Gardens

London

Bright and spacious two-bedroom split-level maisonette, set within one of Crystal Palace's landmark 1960s developments.

Arranged over two levels, the property offers a layout more commonly associated with a house than a conventional apartment, with a clear separation between living and sleeping accommodation. The original design has been carefully preserved, retaining many of the qualities that define mid-century architecture, including generous proportions, clean lines and an abundance of natural light.

Large dual-aspect double-glazed windows fill the home with sunlight throughout the day and frame far-reaching views across Crystal Palace and the surrounding greenery. The elevated position also provides excellent natural ventilation during the warmer months.

Further benefits include a private garage and an allocated parking space.

The property is well placed for both green open space and local amenities. A nearby recreation ground and Crystal Palace Park are within easy walking distance, while the Crystal Palace Triangle offers an excellent selection of independent cafés, restaurants, shops and the Everyman Cinema. A large Sainsbury's supermarket is also close by for everyday convenience.

Combining the space and thoughtful design associated with mid-century architecture with excellent local amenities, this is a characterful





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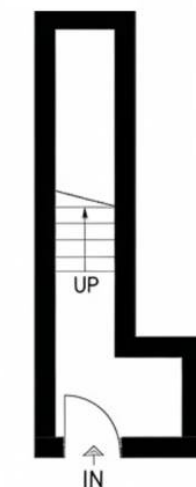
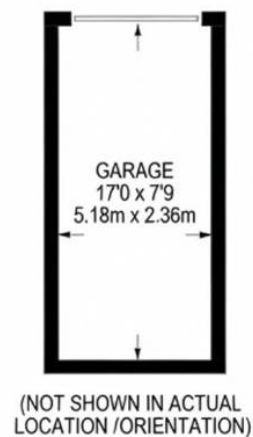
London

- Long Lease approx 960 remaining
- Low Service Charge £747 per annum
- Ground Rent included in Service Charge
- Separate Garage
- Additional Parking Space
- Council Tax Band C
- EPC rating C
- Gipsy Hill Station 1 mile away

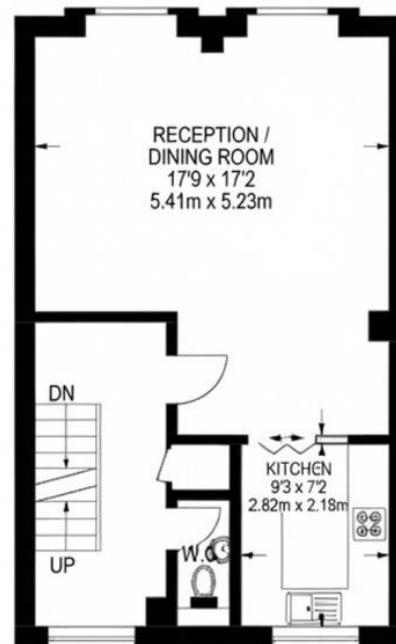
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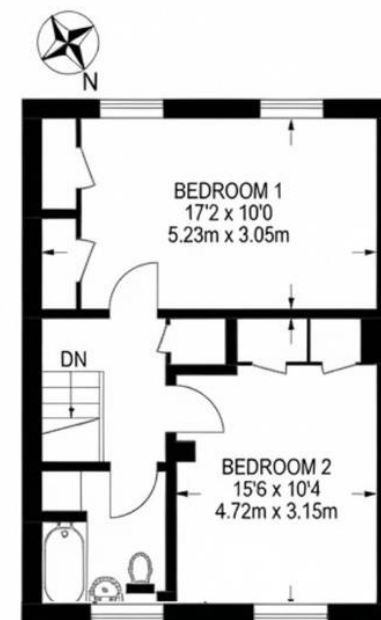




GROUND FLOOR
75 SQ FT / 7.0 SQ M



FIRST FLOOR
447 SQ FT / 41.5 SQ M



SECOND FLOOR
447 SQ FT / 41.5 SQ M

APPROXIMATE GROSS INTERNAL AREA 969 SQ FT / 90.0 SQ M

GARAGE = 131 SQ FT / 12.2 SQ M

TOTAL = 1100 SQ FT / 102.2 SQ M

This plan has been drawn for illustrative and identification purposes only.

Independent London Estate Agents

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