

VICIS NOVA



Crystal Palace Road, SE22

£800,000





Heritage roots meets creative architectural vision. This three bedroom, larger-than-average ground floor Victorian garden flat offers it's new owners the opportunity to experience true East Dulwich living on an incredibly sought-after residential road in the heart of SE22. Offered to the market chain-free and in immaculate condition.

Spanning 950sqft laterally across the ground floor of an attractive Victorian building, boasting two separate private outside spaces and being within walking distance to great schools, transport links and local amenities.

What more could you want!!

Upon entry you're immediately greeted with your principal bedroom located at the front of the home. With tall ceilings, original cornicing and an ornate fireplace, this room is as grand as it is large. Your principal comfortably fits both a king-size bed, chest of draws and has built-in storage too. Just behind, you've got your second bedroom. Another comfortable double bedroom with an abundance of built-in storage - also overlooking the inner courtyard. Moving further into the apartment, you've got your third bedroom which is currently configured as a nursery but has great versatility and could easily be used as a work from home office area or even a guest bedroom.

Your four-piece bathroom suite truly feels like something out of an ultra-luxury hotel. Throughout, a soothing neutral colour palette: white walls, white tiles and light grey herringbone tiling sets the tone. To your immediate left, a large freestanding bath with gold wall-mounted bath tap and separate gold shower handset. To the right, a large walk-in separate shower with rain-fall shower head. In between a vanity mirror, sink and toilet with gold accents completes this room.



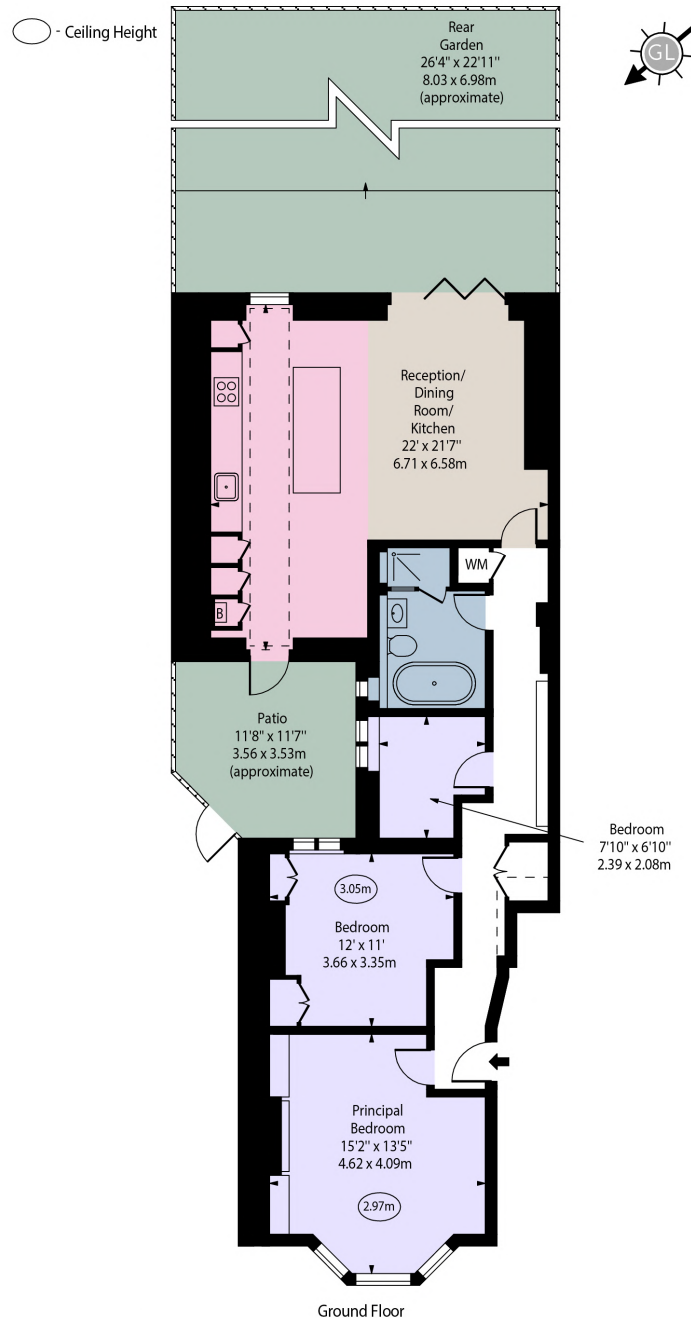
To the rear of the property, you've got your open-plan kitchen, living, dining area. The focal point of the home. This area has been expertly crafted with an emphasis on allowing natural light to flood the space. Whilst open-plan, each area of this room has a distinct purpose. The kitchen occupies the entire back wall and is encased in glass from all angles. Designed with both style and functionality in mind: built-in appliances, masses of cabinet storage, large countertop area and island with seating for three people. Finished in a stylish and contemporary rich blue with gold accents, contrasting against a white quartz worktop. Very chic. Situated just by the door leading out to the inner courtyard, you've got your dining area, comfortably fitting a four-seater table and chairs. Your living area is positioned next to the bifold doors which lead out to your rear private garden.

The bifold doors and picture frame window pull the garden into view. Outside, your garden is split into lawn and patio. The patio is large and makes for an exceptional place to either entertain and host guests, or just to sit outside, relax and read a book whilst taking in and enjoying the tranquility of your surroundings.





Crystal Palace Road,
East Dulwich, SE22



Approx Gross Internal Area 950 Sq Ft - 88.26 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
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Ref. No. 033135M

Property Details

Ground-floor lateral apartment
Victorian conversion flat with private garden
Architect-designed
Two double bedrooms plus office/cot room
Contemporary four-piece family bathroom
Private inner courtyard and a tranquil, rear private garden
Light-filled open-plan kitchen, dining, living area
Period features retained, including fireplaces & cornicing
Double glazed sash windows
Soothing, neutral colour palette with playful bursts of colour

Approx. 950 sqft / 88.26 sqm

EPC Rating: D

Tenure: Leasehold

Lease Term: 97 years remaining

Ground Rent: £250 per annum

Service Charge: £Ad Hoc per annum

Council Tax Band: B

London Borough of Southwark



LIFE ON CRYSTAL PALACE ROAD

Crystal Palace Road is sought-after residential street in East Dulwich which is positioned just a meander from the abundance of local amenities that both East Dulwich & Dulwich Village have to offer.

For those who lead an active lifestyle, you're in luck. Locally, there's many private pilates studio including The Restorative Place, Casa Core among others. Dulwich Leisure Centre is on Crystal Palace Road and offers a pool, gym and fitness classes.

Both North Dulwich & East Dulwich Stations (Southern, Zone 2) are a circa 15-minute walk away and offer direct, frequent services into London Bridge. For Overground services Peckham Rye Station is a short bus ride or cycle away. There are also numerous cycle routes taking you all across London including to both the West End & The City. Parking is unrestricted on Crystal Palace Road.

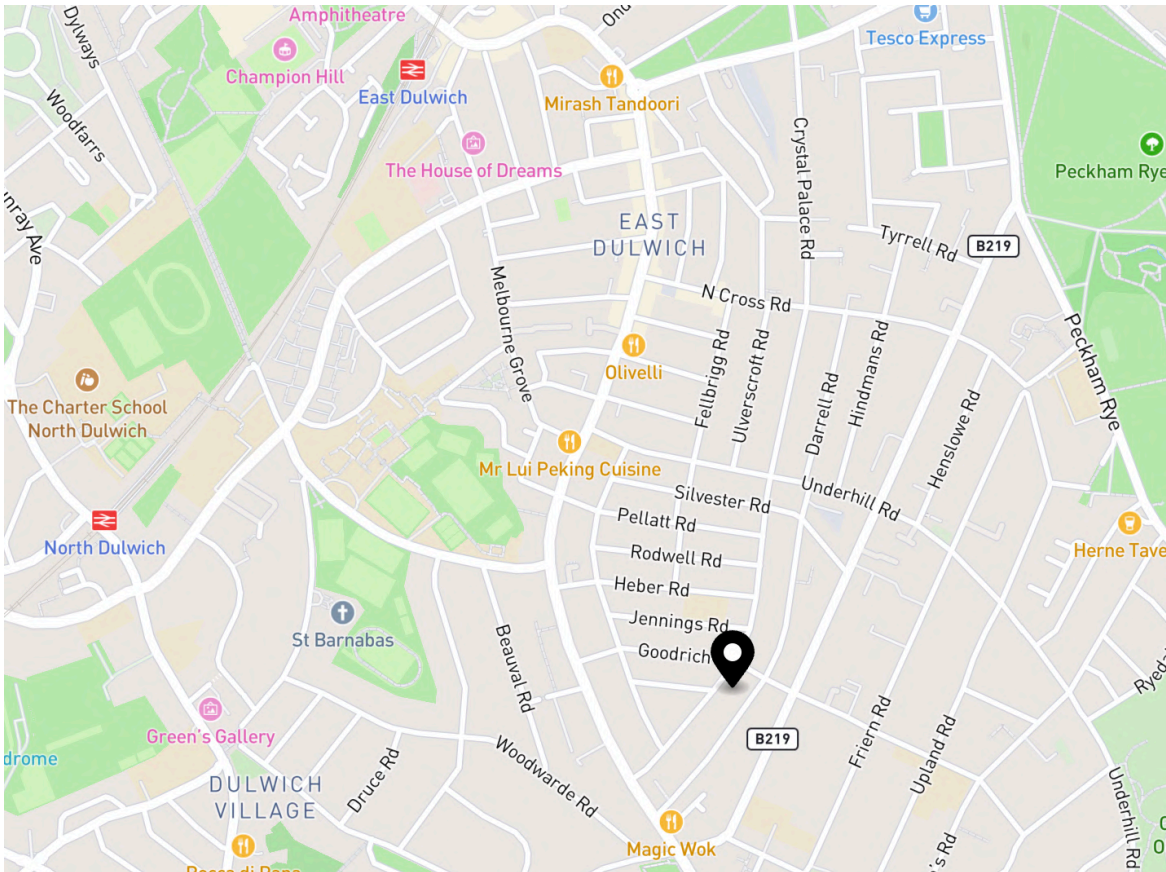
For all your dining out needs, you're spoilt for choice. In walking distance you have Dulwich Village with Rocca, The Crown & Greyhound, Megan's & Gail's; Lordship Lane with Kartuli, Kanella & Co, Yama Momo, Franco Manca & Golden Yolk; North Cross Road with Thai Corner Café, Evi's, Monkatsu & it's renowned Saturday market which offers artisanal goods and a plethora of delightful food options.

Grocery shopping couldn't be any more convenient, at the end of the road on you've got a Sainsbury's local. Also on Lordship Lane, there's an M&S Food Hall, Co-Op & Tesco. Just up the road on Dog Kennel Hill you've got a huge Sainsbury's which is just next to Dulwich Hamlet FC!!

There's a host of fantastic pubs in close vicinity which include the East Dulwich Tavern, The Bishop, The Herne Tavern, Watson's General Telegraph & The Palmerston.

In addition to the tranquil settings of your private garden you've got the serene open-green settings of Dulwich Park, Peckham Rye Park and Common as well as Goose Green all within walking distance.

East Dulwich Station - c. 15-minute walk (Southern)





Would you like further
information or to book a
private viewing?
Let's talk.

James D Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

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2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct

4. To find out how we process Personal Data, please refer to our Privacy Statement and other notices on our website.