

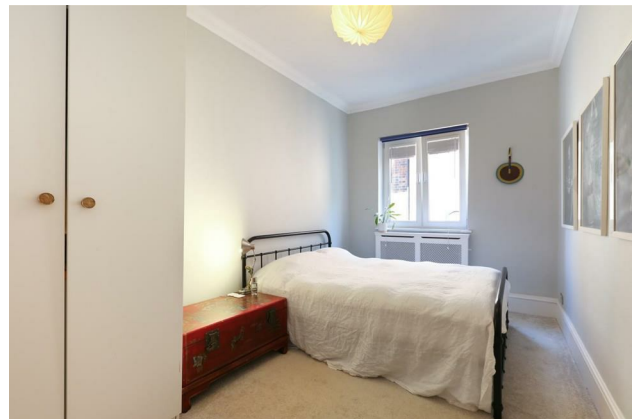
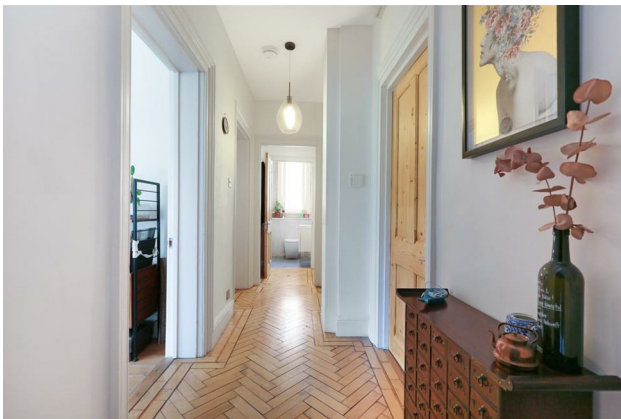
HUNTERS®

HERE TO GET *you* THERE

Flat C, 11 Crystal Palace Park Road, London, SE26 6EG

£2,500 Per Month

Property Images



HUNTERS®

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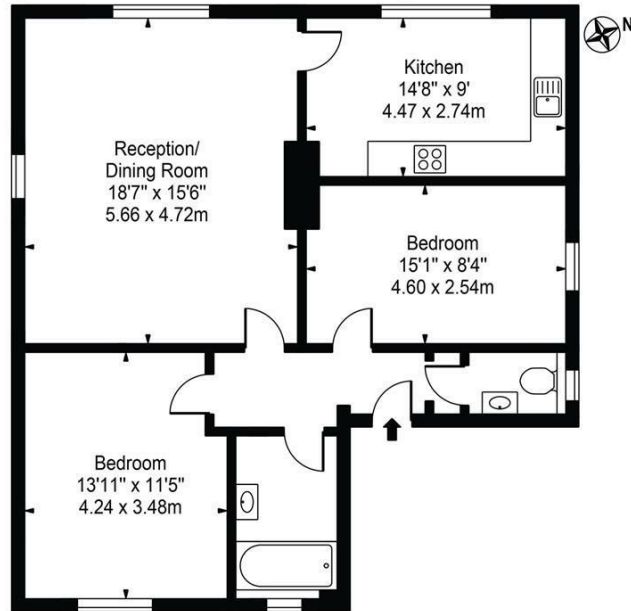
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Crystal Palace,
Park Road, SE26 6EG
Approx. Gross Internal Area 878 Sq Ft - 81.57 Sq M



First Floor

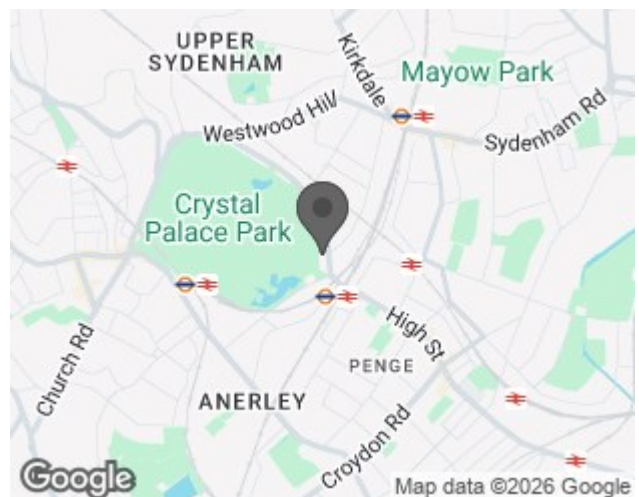
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice 02016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: Apartment - Conversion Beds: 2 Bathrooms: 1 Receptions: 1
Tenure:

ASKING PRICE £2,500

AVAILABLE 1ST NOVEMBER

PART FURNISHED

Available part-furnished from 1st November at £2,500 per calendar month. Set within a period building on Crystal Palace Park Road, this immaculately presented two-bedroom apartment enjoys direct views over Crystal Palace Park from both the living room and the kitchen, with park access via the Penge Gate just a stone's throw away.

The apartment extends to approximately 878 sqft and comprises a reception/dining room of some 290 sqft, two double bedrooms, a separate kitchen, a family bathroom and a separate toilet, retaining many original period features and shares substantial communal gardens aswell as offering a parking space.

The Crystal Palace Triangle's independent shops, cafés and restaurants, well-regarded **Features** schools and Penge West, Sydenham and Crystal Palace stations are all close by, giving quick access to London Bridge and London Victoria.

• ASKING PRICE £2,500 • AVAILABLE 1ST NOVEMBER • PART-FURNISHED • PERIOD PROPERTY • DIRECTLY OVERLOOKING CRYSTAL PALACE PARK • APPROXIMATELY 878 SQFT • LIVING/RECEPTION ROOM OFFERING APPROX 290 SQFT • COMMUNAL GARDENS AND PARKING • Close Proximity to Shops, Restaurants and Amenities • Close Proximity to Schools and Transport, Parks and Green Spaces

ASKING PRICE £2,500

AVAILABLE 1ST NOVEMBER

PART FURNISHED

Available to the market is the immaculately presented two-bedroom apartment with direct views across Crystal Palace Park. Spanning approximately 878sqft the property benefits from two double bedrooms, a reception room/dining room providing approximately 290sqft of living space, a separate kitchen, a family bathroom and a separate toilet.

The property is within a Period building in the heart of Crystal Palace and offers many original Period Features as well as substantial Communal Gardens. The property also benefits from a parking space.

SHOPS, RESTAURANTS AND AMENITIES

Crystal Palace Park Road offers an abundance of shops, restaurants, amenities and the Crystal Palace Triangle is a short walk away.

Restaurants on offer at the Triangle including Khachapuri, The Azur Turkish Restaurant, Champagne &

Fromage, Spinach, No10, Bloom café, Sapore Vero, Brown & Green Life, Dem Cafe Bar, Lorenzo, Cocos, FUKO, Four Hundred Rabbits and Butterfly On The Rock.

There are also supermarkets locally in a Sainsburys and a Tesco.

TRANSPORT LINKS

Within a short distance you have access to Sydenham, Penge West and Crystal Palace stations.

These stations are all on the Windrush and Southern Line offering easy access to the following:

London Bridge

London Victoria

Canada Water – From here you have the Jubilee Line offering Canary Wharf, Stratford, Westminster and Green Park as well as many other alternatives

There are also numerous bus links – particularly at Crystal Palace which is a main hub serving various parts of Central London and the immediate surrounding areas

SCHOOLS

Harris Primary Academy Crystal Palace

High expectations for all pupils lead to exceptional academic achievement, the curriculum is ambitious, well-structured, and effectively adapted for all learners, including those with SEND, strong focus on vocabulary development across subjects enhances learning, staff demonstrate strong subject knowledge and effectively implement training and exemplary pupil behavior is evident, with rare instances of bullying.

St John's Church of England Primary School

The school is calm and orderly with high expectations for pupil behaviour, staff provide strong support and guidance for pupil well-being, there are a range of enrichment opportunities that broaden pupils' cultural capital, early years provision is good, with children showing enjoyment and independence in lessons and the school prioritizes reading and has effective phonics training for staff.

PARKS AND GREEN SPACES

Aside from the property being a well-presented Period Property spanning 878sqft the real gem is the direct views and access to the renowned Crystal Palace Park. Not only do you have direct views from the living room and kitchen but access via the Penge Gate is just a stones throw away.

Crystal Palace Park is a historic, 200-acre Grade II* listed public park. Originally designed in the 1850s by Sir Joseph Paxton, it served as the pleasure grounds for the relocated glass Crystal Palace exhibition building before it tragically burned down in 1936. Following massive, multi-million-pound regeneration works completed in July 2026, the park has been fully revitalised with restored Italian terraces, step-free walking paths, and brand-new community spaces.

Below the main attractions are listed:

The Full-Size Dinosaurs: Explore the world's first full-size dinosaur sculptures, sculpted by Benjamin Waterhouse Hawkins and unveiled in 1854.

The Dinosaur Playground: Reopened in early 2026, this massive timber-frame playground features bone-shaped climbing frames.

New Visitor Centre: The eco-friendly timber-frame Visitor Centre, which houses an exhibit charting the park's history and biodiversity alongside a new gift shop

The Hedge Maze: You can get lost in one of the largest hedge mazes in Britain, measuring 50 yards in diameter and dating back to the 1870s.

The Crystal Palace Museum & Subway: You can check out the newly renovated museum to view models of the

original glass palace, or catch an open-day viewing of the stunning Byzantine-style pedestrian subway.
Concerts at the Bowl: Famously known as the "Rusty Laptop", the Crystal Palace Bowl is a historic open-air stage that has hosted legends from Bob Marley to contemporary festival series.
Normally I would mention multiple options of Parks and Greens Spaces but in this case there is no need as everything is on your doorstep.

Hunters estate agents Forest Hill have sold several houses and flats near Crystal Palace Park Road – SE26 over the last 10 years. The stats from a sale include:

- Offers received for 103.57% of the guide price
- 7 Viewings
- 3 offers received (42.85% of offers were received compared to viewings!)
- Offers received in 3 days of going to market
- Hunters also let and manage properties close to Crystal Palace Park Road, SE26

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 83 years remaining (125 years from 1984)

Council tax band: D

EPC rating: D

Monthly rent: £2,500

The building

Detached flat, standard construction

2 bedrooms, 1 bathroom

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three great, EE great

Parking: Off Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

In In the Crystal Palace Park conservation area (per planning.data.gov.uk; confirm via the local authority search).

No tree preservation order

Title register restrictions (SGL659711):

- The owner is not permitted to do anything on the property that might cause a nuisance, annoyance, or inconvenience to the neighbours or the owners of the surrounding land.
- There is a requirement to maintain boundary fences in good condition, although the original plans showing exactly which fences these are were not included in the historical documents.
- The lease contains a rule that prevents the property from being sold or transferred if the specific requirements or prohibitions set out in the lease agreement are not followed.

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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