



HAROLD ROAD

Crystal Palace SE19



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A substantial semi-detached period family home offering over 3,180 sq ft of versatile accommodation, a mature 52 ft garden, workshop, studio and exceptional future potential.



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Local Authority: London Borough of Croydon
Council Tax band: C for Ground Floor Flat & D for First Floor Flat
Tenure: Freehold

Guide Price: £1,550,000



GRAND SEMI-DETACHED HOME WITH MATURE GARDENS

This substantial semi-detached period family home extends to approximately 2,887 sq ft of accommodation, with additional workshop, storage and outbuilding space, offering exceptional versatility and exciting potential. Retaining a wealth of characterful features throughout, the property combines generous proportions with a beautifully mature rear garden extending to approximately 52 ft.









CHARACTERFUL INTERIORS

A welcoming entrance hall with an attractive stained-glass front door and original staircase sets the tone for the accommodation beyond. The ground floor is arranged around a generous bay-fronted reception room, complemented by a spacious double bedroom, family bathroom, separate kitchen and dining room overlooking the rear garden. The layout offers excellent flexibility for modern family living, guest accommodation or multi-generational occupation.

The first floor provides further impressive living space, comprising a substantial bay-fronted reception room spanning the front of the house, a well-appointed kitchen, an elegant dining room and two generous double bedrooms. Large windows and high ceilings create a wonderful sense of light and space throughout, while attractive period detailing enhances the home's enduring appeal.







EXCEPTIONAL SPACE & FLEXIBILITY

The second floor adds considerable versatility and currently comprises extensive storage space, a workshop, kitchenette and bathroom, presenting opportunities for a variety of uses, subject to any necessary consents.

One of the property's standout features is its delightful rear garden. Beautifully established with mature trees, flowering shrubs and landscaped planting, it offers a peaceful and private setting for both relaxation and entertaining. A substantial detached garden studio/workshop and additional garden shed further enhance the property's practicality and appeal.

Offering over 3,180 sq ft including the workshop and ancillary accommodation, this is a rare opportunity to acquire a significantly proportioned family home with exceptional flexibility, period charm and scope to tailor to individual requirements.





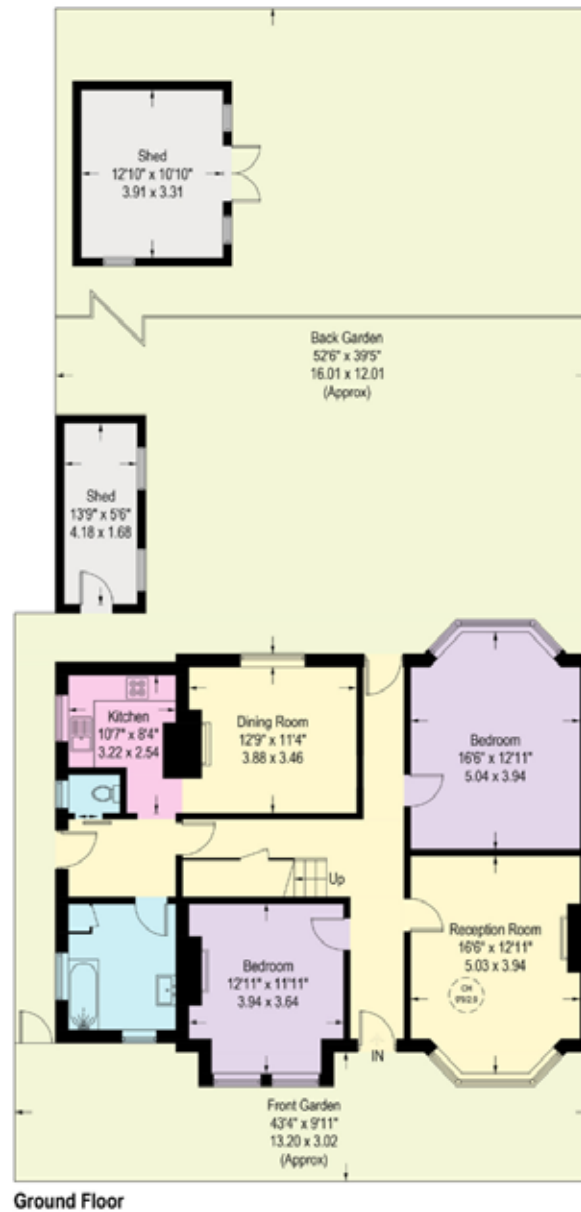


THE LOCAL AREA

Harold Road is a highly sought-after residential address in the heart of Crystal Palace, ideally positioned moments from the vibrant Crystal Palace Triangle, renowned for its excellent selection of independent cafés, restaurants, boutiques and local amenities. The property is exceptionally well placed for a number of highly regarded schools, including the renowned independent schools of Dulwich, Sydenham and Croydon, as well as All Saints' Primary School and St Joseph's Primary School. Excellent transport connections are available via Gipsy Hill Station, providing direct services to London Bridge and London Victoria. Crystal Palace Station offers both National Rail and London Overground services, with convenient links to Canada Water, Shoreditch and Highbury & Islington. A wide range of local bus routes further enhances connectivity across South London and beyond.







Approximate Gross Internal Area = 268.2 sq m / 2,887 sq ft (Excluding Reduced Headroom & Eaves)
 Reduced Headroom / Eaves = 27.2 sq m / 293 sq ft
 Inclusive Total Area = 295.4 sq m / 3,180 sq ft | Sheds = 20 sq m / 215 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. (ID767266)



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