



Crystal Palace Road, SE22  
£550,000

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# In general

- Two double bedrooms
- Top floor
- Private balcony
- Over 640 Sq Ft
- Desirable, residential road
- Excellent condition throughout
- EPC Rating: C

## Our Vendor Says .....

*"The stunning natural light and combination of having a contemporary feel whilst retaining cosy Victorian character really drew us to this beautiful, airy penthouse apartment. We've loved its location, being a stone's throw from the independent businesses on North Cross Road and an easy walk to Peckham Rye Park."*

# In detail

Beautifully bright two double bedroom top-floor apartment with private BBQ balcony ideally located in the heart of East Dulwich, SE22.

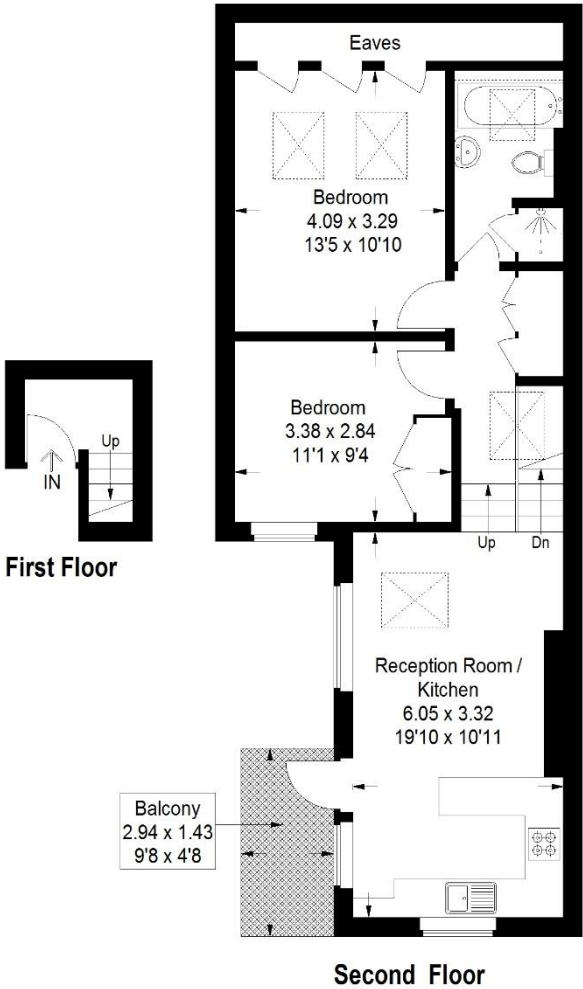
Boasting over 640 Sq Ft of internal space as well as the private balcony, this modern apartment enjoys a 19 x 10-ft open-plan kitchen reception, a modern bathroom with separate shower and two good-sized double bedrooms.

Crystal Palace Road is enviably located on this desirable residential street between Peckham Rye Park, Goose Green and the amenity-rich Lordship Lane with its independent shops, restaurants and bars as well as excellent access to The City and West End from East Dulwich station (0.5 miles) and Peckham Rye station (1 mile) as well as bus connections through the neighbouring Camberwell, New Cross and Dulwich Village.



Crystal Palace Road SE22

Approximate Gross Internal Area  
Ground Floor = 2.8 sq m / 30 sq ft  
First Floor (Excluding Eaves)  
57.2 sq m / 616 sq ft  
Total = 60.0 sq m / 646 sq ft



--- = Reduced headroom below 1.5 m / 5'0

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		