



Crystal Palace Road, SE22
OIEO £1,000,000

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In general

- Three bedrooms
- Two bathrooms
- Utility room and WC
- Potential to further extend
- Excellent condition
- Chain free

In detail

CHAIN FREE

Gorgeous, charming and spacious three-bedroom end of terrace house on this residential street in the heart of East Dulwich.

Boasting over 1150 Sq Ft of internal space with a 27-ft double reception with period features, an eat-in kitchen-breakfast room and a mature 23-ft private garden. The property has been lovingly maintained by the current owner, but there is plenty of potential to further extend the kitchen into the side-return and up into the loft under permitted development.

Crystal Palace Road offers excellent transport links into The City and West End from East Dulwich station (0.8 miles) and Peckham Rye station (1.3 miles) as well as strong bus and cycle routes through the neighbouring Nunhead, Forest Hill and Dulwich Village.

There are a host of excellent shops, bars and restaurants nearby on Lordship Lane and North Cross Road as well as a number of highly-rated primary and secondary schools, gorgeous parks and green spaces.

EPC: E | Council Tax Band: E | Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Floorplan

Crystal Palace Road, SE22

Approximate Gross Internal Area
 Ground Floor = 60.8 sq m / 654 sq ft
 First Floor = 46.5 sq m / 501 sq ft
 Total (Excluding Storage)
 107.3 sq m / 1155 sq ft



Ground Floor

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