



Crystal Palace Park Road SE26  
£600,000

0208 702 9333  
[pedderproperty.com](http://pedderproperty.com)

**pedder**







# In general

- Garage
- Roof terrace
- No onward chain
- 18ft 9 reception room
- Off street parking
- Sought after parkland location
- A share of the freehold

# In detail

An elegantly finished two bedroom first floor period conversion positioned directly opposite Crystal Palace Park and available for sale with no onward chain.

This generous accommodation forms part of an attractive Victorian building, accessed via a private side entrance and has been beautifully finished by the current owners to offer an immediately enjoyable space.

Being on the first floor allows for plenty of natural light which floods the generous reception room, boasting a marble-surround fireplace, engineered oak flooring, period features and high ceilings.

Other noteworthy points include fitted bedroom storage, a separate kitchen, a recently upgraded bathroom, tasteful decor throughout, and a share of the freehold.

Externally there is a large private roof terrace which is the ideal setting for good weather, use of an extensive mature communal garden, off street parking, and a garage.

This location is convenient for access to Crystal Palace, Sydenham, Sydenham Hill and both Penge East and West rail links, multiple shopping and leisure options, and 200 acres of parkland.

No onward chain.

EPC: TBC | Council Tax Band C | Lease: TBC | SC: TBC | GR: TBC



# Floorplan

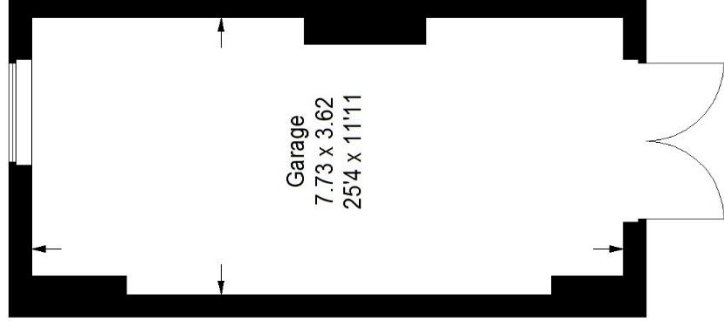
## Crystal Palace Park Road, SE26

Approximate Gross Internal Area

79.3 sq m / 853 sq ft

Garage = 27.1 sq m / 292 sq ft

Total = 106.4 sq m / 1145 sq ft



(Not Shown In Actual  
Location / Orientation)



## First Floor

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2022

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.