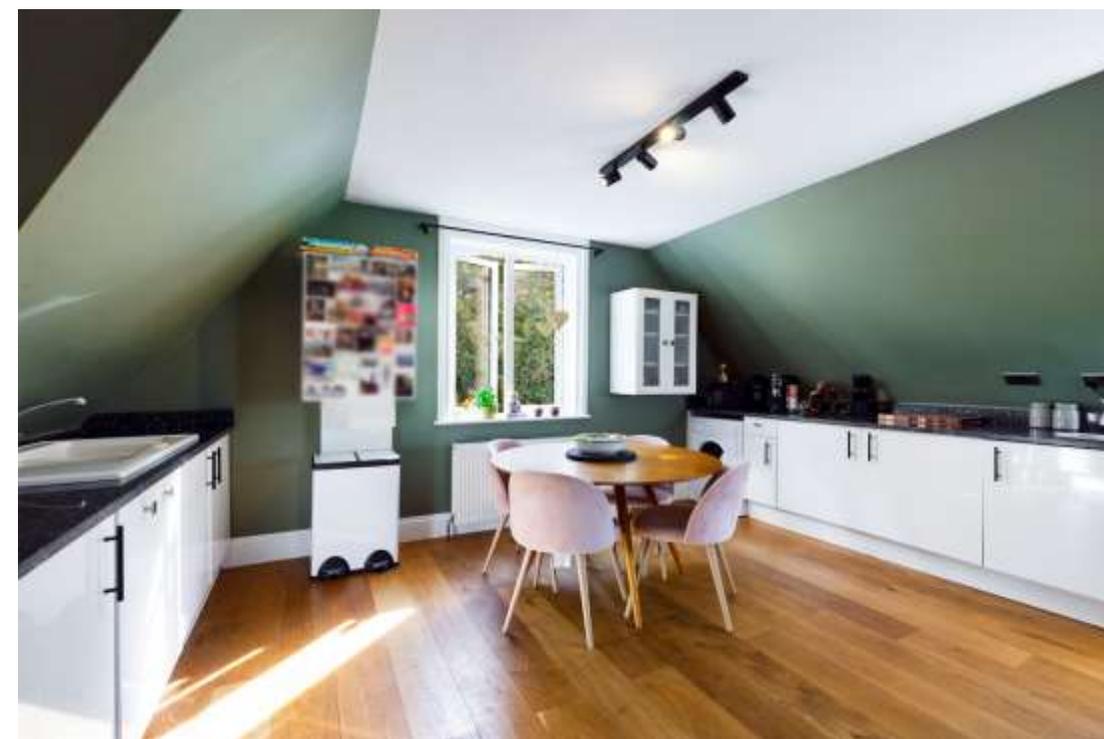




Crystal Palace Park Road, SE26  
£540,000

0208 702 9333  
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# In general

- A share of the freehold
- Entire top floor apartment
- Backing onto Crystal Palace Park
- Three bedrooms
- Lots of storage space
- 1063 sq m / 98.8 sq ft
- Characterful accommodation

# In detail

A spacious three bedroom top floor period conversion forming an attractive brick-fronted Victorian build immediately backing onto Crystal Palace Park.

This light, bright, and characterful accommodation totals 1063 sq ft / 98.8 sq m and includes a sociable kitchen / diner which is open plan to a warm and inviting living space. There are solid wood floors throughout and an internal staircase which adds to the feeling of space. Other notable features include three well-proportioned bedrooms (all with fitted storage), a separate WC and a modern bathroom with a glass encased walk-in shower (both with under floor heating), surrounding views of the park, attic space, and a share of the freehold. Externally there is a well maintained shared garden and additional storage in the communal hallway.

This location provides ease of access to Penge East / West / Sydenham, and Sydenham Hill rail links, as well as nearby leisure and shopping amenities at the Crystal Palace Triangle, and 200 acres of parkland at the rear.

Certainly, a property that should be viewed to be appreciated.

EPC: E | Council Tax Band: D | Lease: 950 years remaining | SC: £150pm | GR: £10 peppercorn | BI: Incl in SC



# Floorplan

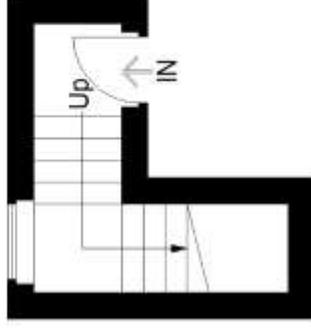
## Crystal Palace Park Road, SE26

Approximate Gross Internal Area

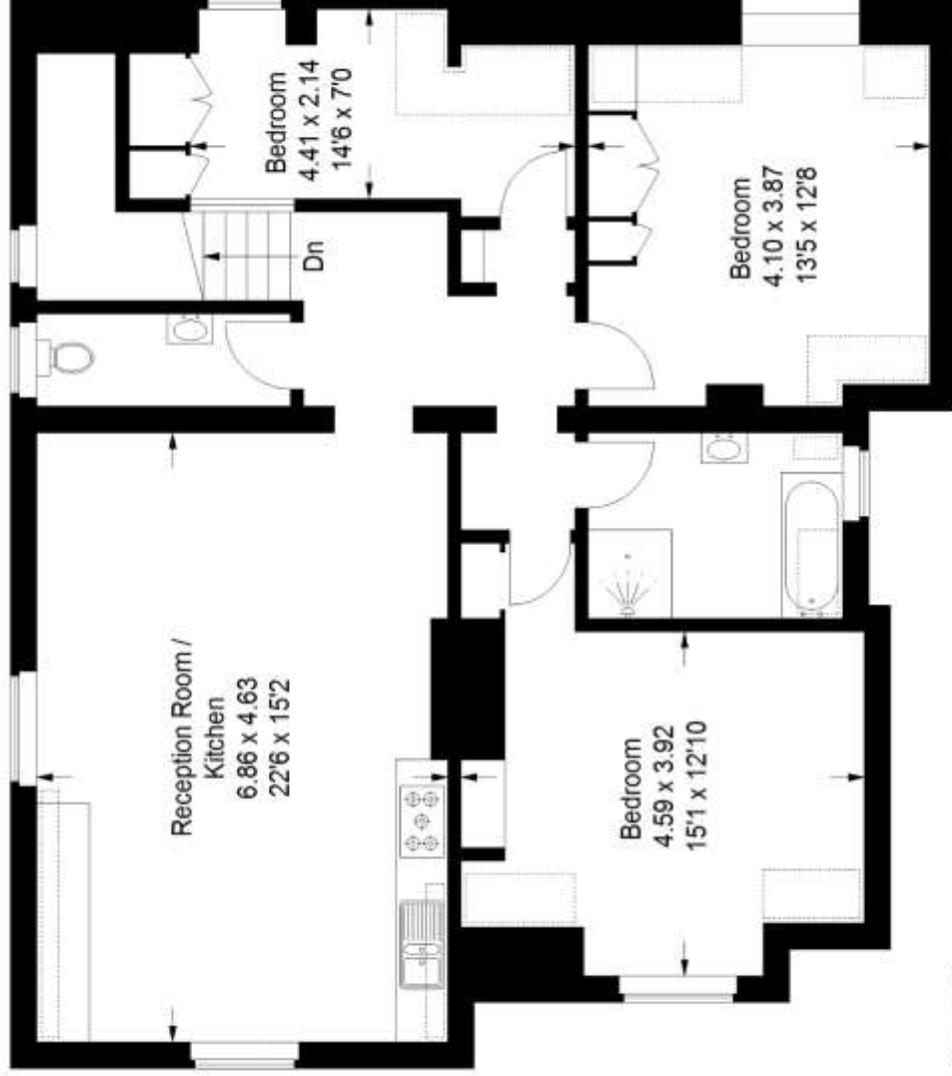
Ground Floor = 5.1 sq m / 55 sq ft

First Floor = 93.7 sq m / 1008 sq ft

Total = 98.8 sq m / 1063 sq ft



Ground Floor

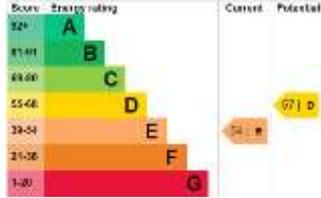


First Floor

 = Reduced headroom below 1.5 m / 5'0

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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.



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