



Crystal Palace Park Road SE26  
£475,000

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# In general

- 903 sq ft / 83.9 sq m
- A share of the freehold
- No onward chain
- Backing onto Crystal Palace Park
- Attractive brick-fronted building
- Two double bedrooms

# In detail

A spacious two bedroom first floor period conversion forming part of an attractive Victorian gothic-style building backing directly onto Crystal Palace Park, and available for sale with no onward chain.

This light and bright accommodation boasts a 17ft reception room with a south-easterly aspect, with high ceilings and a sociable partially open-plan kitchen.

The remaining space comprises of two double bedrooms, a separate study space off of the living area (an ideal spot for home working), and a bathroom.

Externally there is a large communal rear garden which is surrounded by lush greenery.

This location is ideal for access to either Penge East / West, Anerley or Crystal Palace rail links, as well as the amenities of the High Street, central Triangle, and 200 acres of parkland on the door step.

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



# Floorplan

Crystal Palace Park Road, SE26

Approximate Gross Internal Area

83.9 sq m / 903 sq ft



First Floor

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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.

| Score | Band rating | Current | Potential |
|-------|-------------|---------|-----------|
| 70+   | A           |         |           |
| 61-69 | B           |         |           |
| 50-60 | C           |         |           |
| 40-49 | D           |         |           |
| 30-39 | E           |         |           |
| 20-29 | F           |         |           |
| 1-19  | G           |         |           |

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