



Crystal Palace Park Road SE26  
Guide Price £450,000-£475,000

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# In general

- Two double bedrooms
- A share of the freehold
- Lift
- Gated underground parking
- No onward chain
- Opposite Crystal Palace Park
- En suite shower room
- Large reception room with balcony

# In detail

A light, bright and generously proportioned two double bedroom first floor apartment conveniently placed for transport links and located opposite Crystal Palace Park.

This immediately enjoyable space totals 857 sq ft / 79.6 sq m and has been well maintained and upgraded by the current owners to make for an ideal first purchase.

Highlights include a 24 ft 7 reception room with double doors to a balcony with a southerly aspect, a separate modern kitchen with integrated appliances, a generous 17ft 6 master bedroom with an en suite and a Juliette balcony, a fully tiled master bathroom, secure underground parking, a communal rear garden, and a share of the freehold.

Crystal Palace Park Road is a tree lined street which is served by Sydenham, Crystal Palace and both Penge East and West rail links, also enables ease of access to amenities and 200 acres of parkland.

No onward chain.

EPC: C



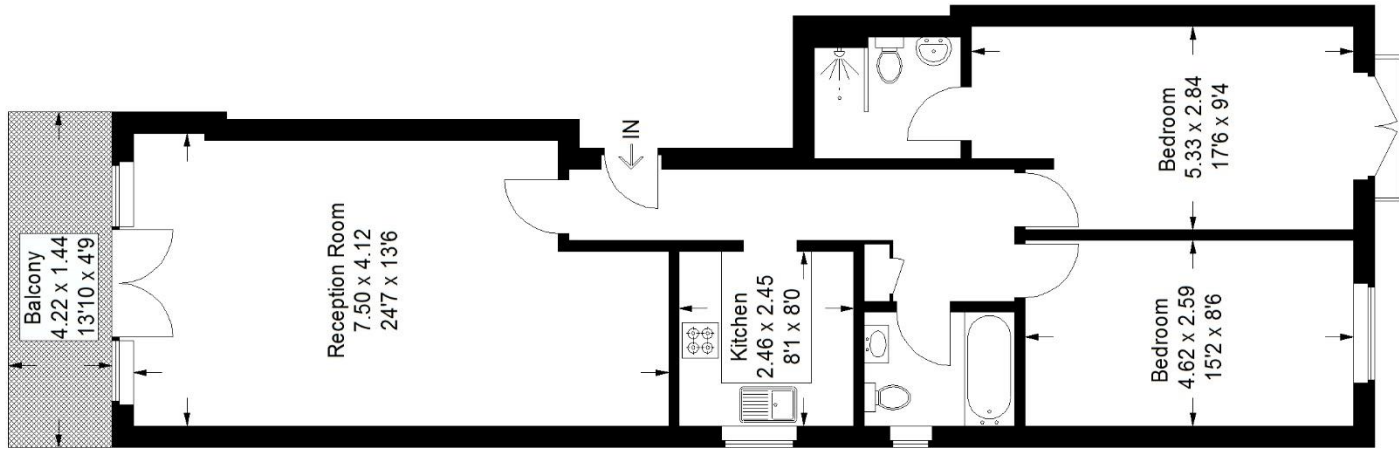


# Floorplan

Crystal Palace Park Road SE26

Approximate Gross Internal Area

79.6 sq m / 857 sq ft



First Floor

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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.

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

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