



Crystal Palace Park Road, SE26  
£800,000

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# In general

- 1785 sq ft / 165.8 sq m
- Four bedrooms
- Master suite with a walk-in wardrobe
- Separate shower room
- Completely upgraded throughout
- Spacious kitchen / diner
- Private entrance
- Large basement storage

# In detail

A breath-taking ground floor four bedroom period conversion apartment positioned on a sought after road directly opposite Crystal Palace Park.

This generous accommodation totals 1785 sq ft / 165.8 sq m and encompasses the entire ground floor of an attractive Victorian building. The space has been extended, remodelled and reimagined by the current owners to offer a rare combination of space and style that has been tastefully finished for immediate enjoyment. The property is accessed via a private entrance which opens to a large lobby and adds to the feeling of roominess - a theme that continues throughout.

Those seeking characterful features will be pleased to note an abundance of period detail including fireplaces, cast iron radiators, and large restored sash windows which allow for plenty of natural light. A separate walk-in shower room compliments a secondary bathroom (with a roll top bath), whilst a generous master suite offers a well-designed walk-in wardrobe, solid wood flooring, and bi-fold doors (with automated blinds) to a decked outside area.

The heart of the home is a large dining room with a beautifully designed Nobilia kitchen, complete with fitted appliances and a sociable sit-up island bar. This room features French doors to the outside space could be an entertainers dream. Other notable points such as lots of fitted storage, replacement plumbing and wiring, a share of the freehold, and a huge basement for storage.

Externally the decked area wraps around the building and provides a pleasant sanctuary on sunny days, whilst a mature communal garden lies beyond.

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 across the road.

Similar properties are rare in the local market and this exceptional home should be seen to be appreciated.

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



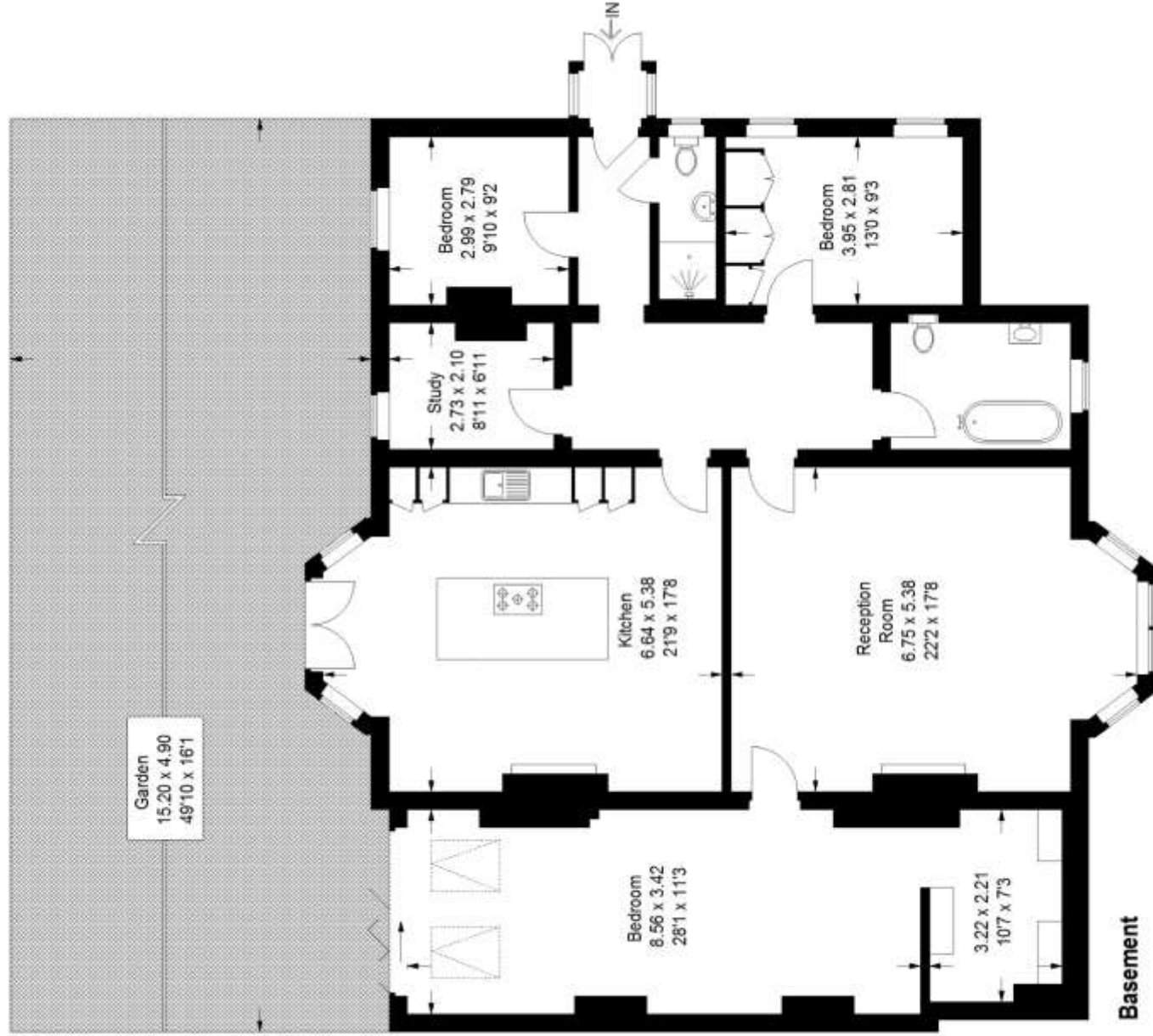


# Floorplan

Crystal Palace Park Road, SE26

Approximate Gross Internal Area

165.8 sq m / 1785 sq ft



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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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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