



Crown Dale, SE19  
Offers over £425,000

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# In general

- Top floor apartment
- 753 sq ft / 70 sq m
- Underground allocated parking
- Private terrace
- En suite shower room
- 285 Sq ft living space
- Gas heating bill incl in service charge
- Overlooking Norwood Park
- Fitted hallway storage

# In detail

A beautifully presented two bedroom, two bathroom top-floor apartment in a sought-after modern development.

The spacious property includes an expansive open-plan living area that flows on to a generous sun-trap balcony. This apartment is not overlooked by any other buildings; all windows look out at the treetops of the nearby green spaces, giving the property a sense of calm and privacy rarely found in this well-connected area. The master bedroom benefits from an en-suite shower room, and the generous bathroom makes this property perfect for families or sharers. The property comes with an allocated parking space in the building's secure underground car park. The building also benefits from a lift service and communal grounds.

Crown Dale is primarily served by Gipsy Hill, West Norwood, and Crystal Palace rail links. A wealth of shopping and leisure amenities are nearby at the Crystal Palace Triangle, also West Norwood High Street and Gipsy Parade.

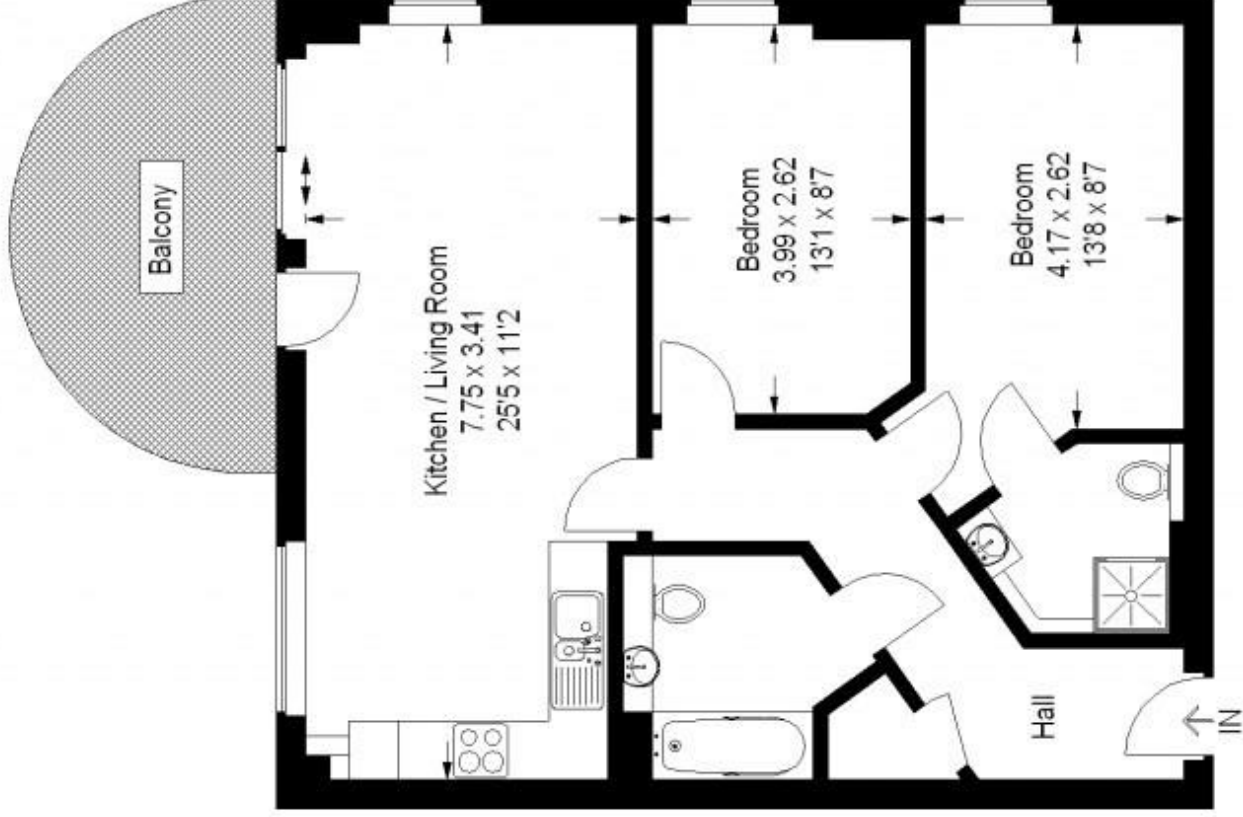
EPC: C | Council Tax Band: C | Lease: 109 years remaining | SC: £285pm\* | GR: £260 | BI: £2,295



# Floorplan

## Crown Dale, SE19

Approximate Gross Internal Area  
70 sq m / 753 sq ft



## Fourth Floor

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These plans are for representation purposes only as  
defined by RICS - Code of Measuring Practice. Not to Scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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