



Crystal Palace Park Road, SE26
£400,000

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In general

- 699.6 sq ft / 65 sq m
- Ground floor
- Private rear garden
- Allocated off street parking
- 25ft reception room
- No onward chain
- Convenient location
- Contemporary finish
- Remaining new homes warrantee

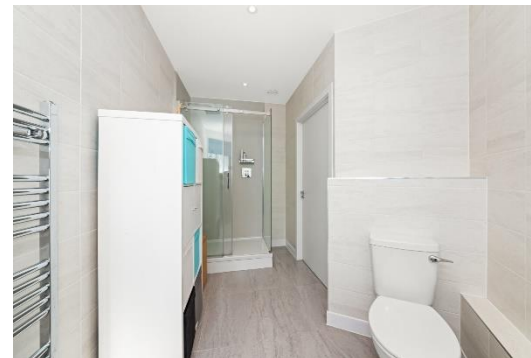
In detail

A generously proportioned contemporary one bedroom ground floor garden flat ideally positioned for transport links and available for sale with no onward chain.

This low rise high specification development was build completed approximately six years ago and is quietly set back from the road, opposite Crystal Palace Park. The property was designed with accessibility in mind, allowing for a square footage comparable with two bedroom apartments and a larger entrance hall and room dimensions. The characterful accommodation includes a 17ft bedroom at the rear of the building and a 25ft reception which is open to a fully integrated kitchen, allowing ample space for entertaining and an area for those working from home. Other notable features include a recently upgraded walk-in power shower and fitted storage, whilst externally there is direct access to a 46ft private garden with a patio seating area and a sunny south-westerly aspect. Allocated residents parking is at the front of the building.

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: B | Council Tax Band: D | Lease: 119 years remaining | SC: £240pm | GR: Incl in SC | BI: Incl in SC

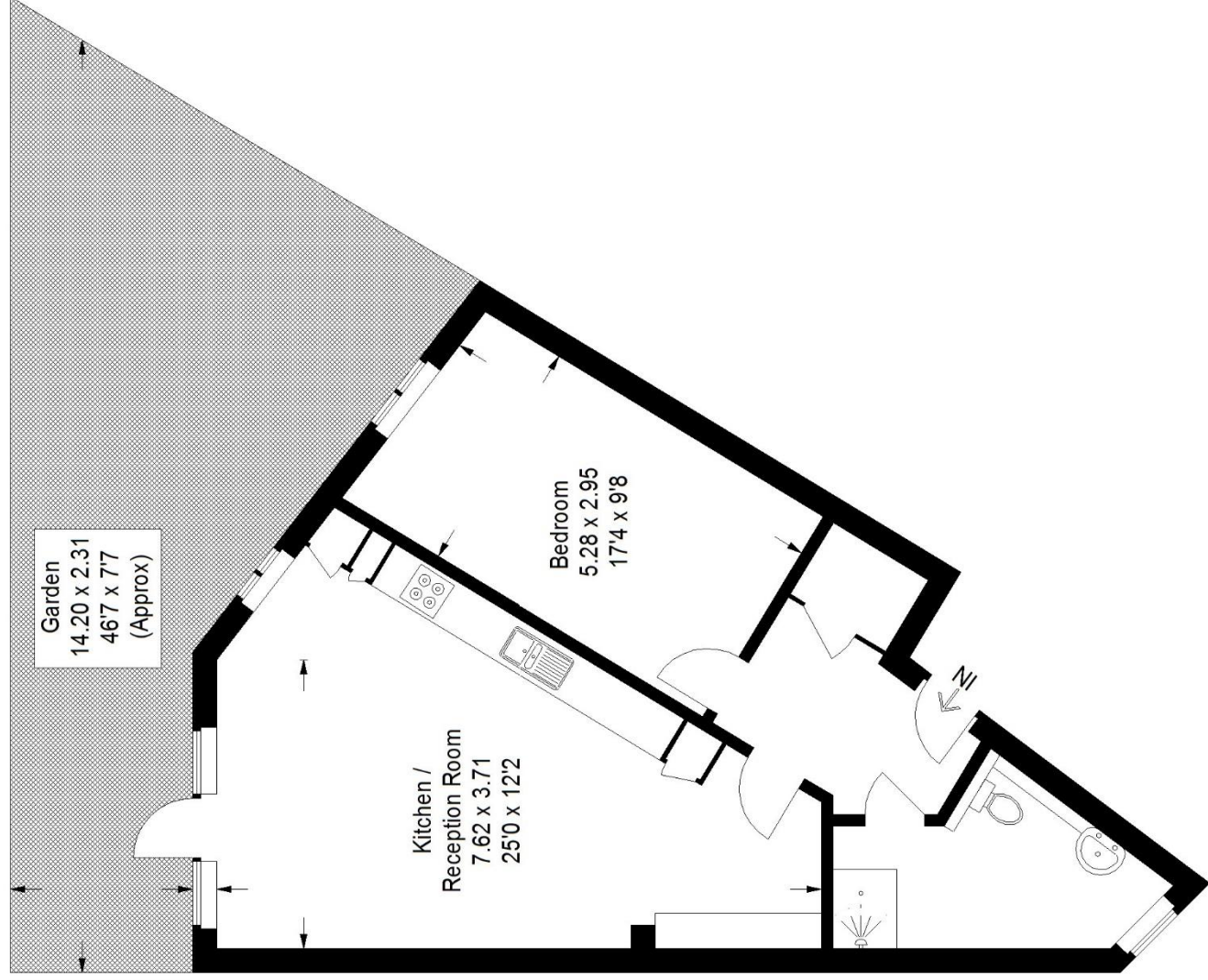


Floorplan

Crystal Palace Park Road, SE26

Approximate Gross Internal Area

65 sq m / 699.6 sq ft



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

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