



Crystal Palace Park Road, SE26
Guide £575,000-£600,000

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In general

- A share of the freehold
- 863 sq ft / 80.2 sq m
- Backing onto Crystal Palace Park
- Raised ground floor
- Characterful period detail
- Four-piece bathroom with under floor heating
- Residents parking

In detail

A characterful raised ground floor conversion enviably positioned backing onto Crystal Palace Park and conveniently situated for multiple transport options.

This beautifully finished and rarely available style is brimming with period features and occupies the hall floor level of an attractive brick-fronted Victorian building. High ceilings, coving, and a marble surround fireplace are prevalent in the reception room which extends to 18ft and boasts newly installed double glazed windows, and a bay that floods the room with natural light. The kitchen is socially open-plan with granite surfaces and stylishly finished in a contemporary tone that compliment the warm and inviting accommodation, and subtly blends into the space. The bathroom has been tastefully finished in a sage colour and includes fitted storage, a separate walk-in shower, and under floor heating which provides welcome comfort in wintery months. Both double bedrooms are located at the rear of the building overlooking the garden and the park, benefitting from high ceilings and a bank of fitted wardrobes in the main. Further notable points include a separate utility room for keeping laundry and drying out of the way, a sizeable storage cupboard, and a share of the freehold. Externally there is a neatly maintained communal garden and residents off street parking.

This property is located at the preferred end of the road near the entrance to the park and enables ease of access to Penge East / West, Crystal Palace, and Anerley rail links. There are various shopping and leisure amenities on the High Street, whilst the Crystal Palace Triangle is a stroll through the park. The park itself provides 200 acres of green space and is a Grade II listed site, hosting a number of events throughout the year and a weekly food market.

EPC: D | Council Tax Band: D | Lease: 85 years remaining | SC: £1,399.92 | GR: £0 | BI: Incl in SC



Floorplan

Crystal Palace Park Road, SE26
 Approximate Gross Internal Area
 80.2 sq m / 863 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		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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