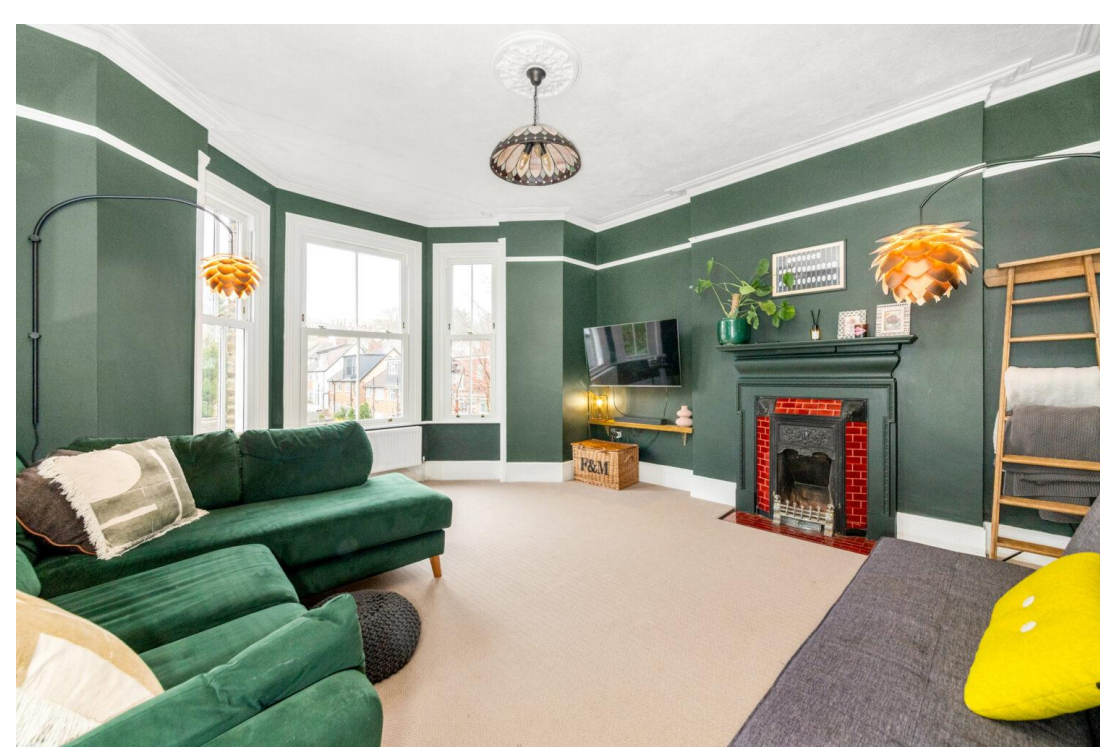




Cintra Park, SE19  
£850,000

0208 702 9333  
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# In general

- 1772 sq ft / 164.6 sq m
- Four bedrooms
- 98 ft private rear garden
- Additional shower room
- Central location
- Ample fitted storage
- Private entrance
- Kitchen / diner
- Period features

# In detail

A very generously proportioned four bedroom split level conversion forming an attractive Victorian detached building on a prime residential road in central Crystal Palace.

This exceptionally spacious property is accessed via a private entrance and boasts 1772 sq ft / 164.6 sq m, which is much larger than most similarly priced houses in the area. The room proportions are excellent and include a wealth of period features including coving and high ceilings, whilst all of the windows have been replaced with double glazed sash. The accommodation has been vastly improved, remodelled, and upgraded by the current owners to offer an elegantly finished place to call home, with the option to develop further if desired.

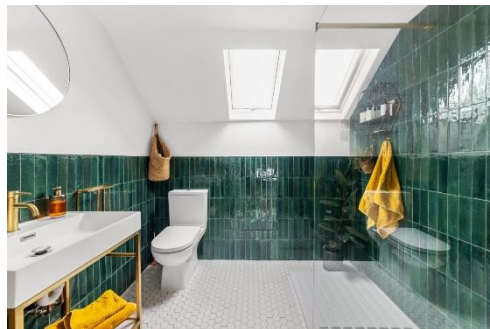
One of the first spaces reached beyond the entrance is a light-filled landing / study area which provides a comfortable reading spot with a lush green outlook. Beyond is a kitchen / diner which could be opened into a sizeable reception room extending to 19'6 ft with a large bay window. The remainder of this level comprises of a stylishly finished bathroom with matt black fittings and two further bedrooms (one with a bank of fitted storage) which could be used flexibly as additional living space if preferred. The top floor houses two other double bedrooms, a contemporary shower room with emerald green tiling, and a huge amount of eaves storage.

Externally there is a sprawling private lawned garden of 98 ft, which is a rarity in such a central location - ideal for those with green fingers keen to cultivate or simply an amazing space to entertain family and friends.

Cintra Park is moments from an array of shopping and leisure options at the vibrant Triangle, including an Everyman cinema and a variety of independent boutiques and cafes. The weekly food market on Haynes Lane is nearby and is a great place to check out quality offerings from farmers and locals alike. If transport links are important, there is ease of access to both Gipsy Hill and Crystal Palace stations which operate to Victoria and London Bridge, also the East London Line which runs to Shoreditch and Canada Water. Otherwise, Crystal Palace Park is 200 acres of fantastic green space which is perfect for long strolls or whiling away time at the café. If schools are a consideration then there are is proximity to highly regarded primaries including Paxton and Kingswood. Also, respected independent options at Dulwich Prep and DUCKS.

This scarce market offering that should be viewed to be appreciated, with the benefit of a share of the freehold.

EPC: E | Council Tax Band: D | Lease: 120 years remaining | SC: As & when | GR: n/a | BI: TBC



# Floorplan



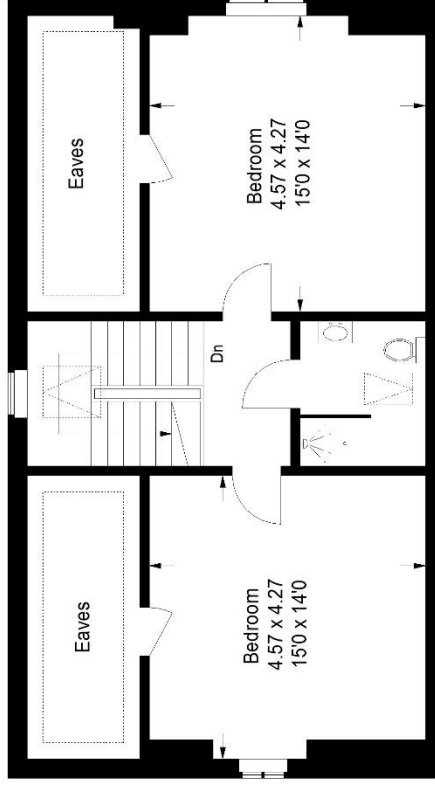
## Cintra Park, SE19

Approximate Gross Internal Area

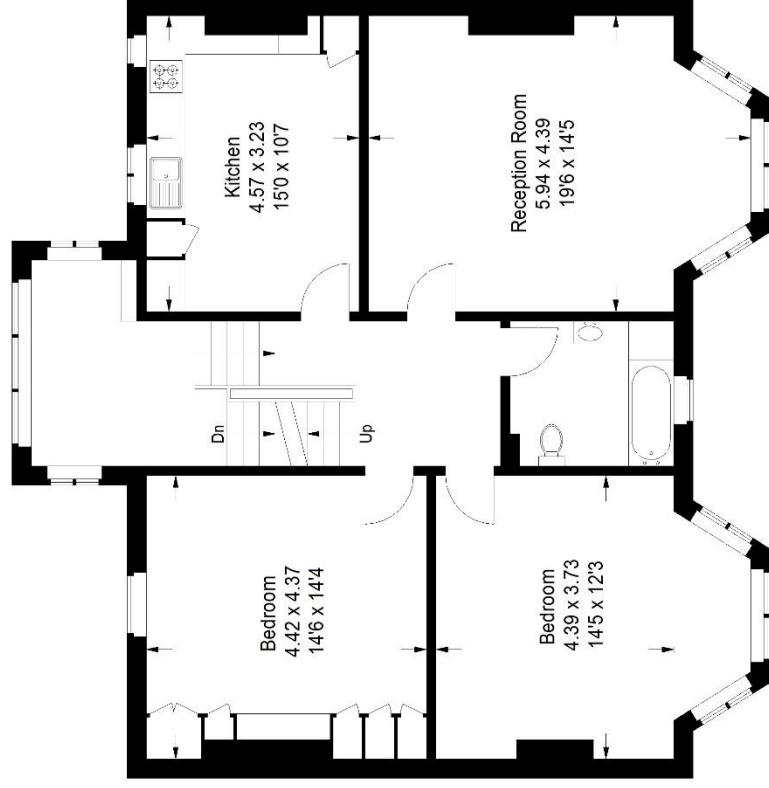
(Excluding Eaves)

164.6 sq m / 1772 sq ft

 = Reduced headroom below 1.5 m / 5'0"



## Second Floor



## 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		7B C
55-68	D		
39-54	E	60 E	
21-38	F		
1-20	G		