



Crystal Palace Road, SE22
£560,000

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In general

- Chain free
- Two double bedrooms
- Split-level period conversion
- Potential to add a roof terrace (STPP)
- Gentle modernisation required

In detail

Charming and spacious two-bedroom split-level period conversion on this desirable residential road in the heart of East Dulwich.

Crystal Palace Road is enviably located for the independent shops, bars and restaurants of Lordship Lane and North Cross Road as well as the glorious parks and green spaces. There are strong transport links into The City, West End and Canary Wharf from East Dulwich station (0.8 miles) as well as bus and cycle routes into the neighbouring Dulwich Village, Peckham Rye and Herne Hill.

Boasting over 935 Sq Ft of internal space across the first and second floor of this corner plot – the property has been well-maintained by the current owner but could benefit from some gentle modernisation in places with scope to create a roof terrace (subject to planning permission). There are two double bedrooms including a 16x12 ft principle bedroom, a family bathroom, large 16-ft reception room and separate eat-in kitchen.

EPC: D | Council Tax Band: C | Lease: 985 years remaining | SC: As & When | GR: Nil | BI: £485.00



Floorplan

Crystal Palace Road, SE22



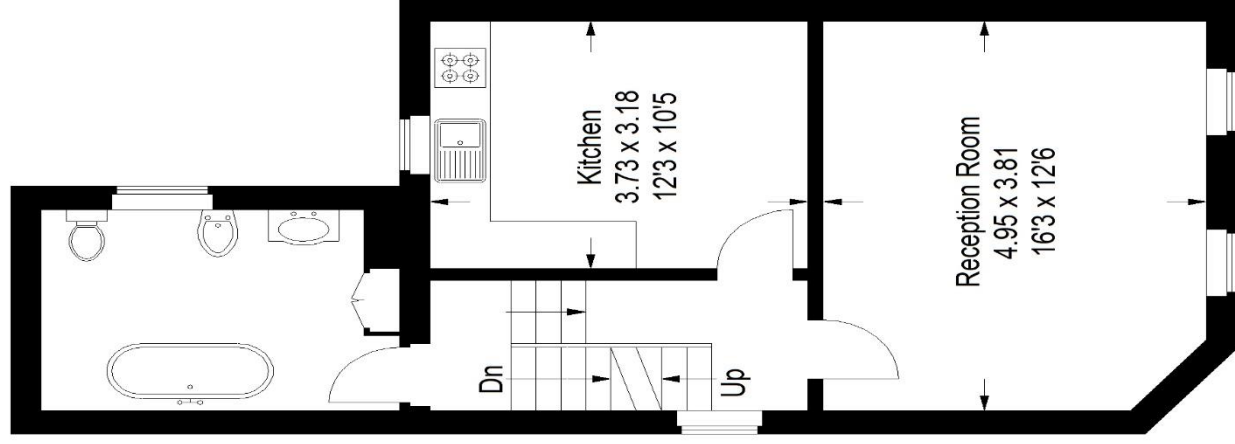
Approximate Gross Internal Area

Ground Floor = 1.8 sq m / 19 sq ft

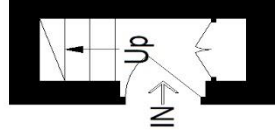
First Floor = 47.6 sq m / 512 sq ft

Second Floor = 37.8 sq m / 407 sq ft

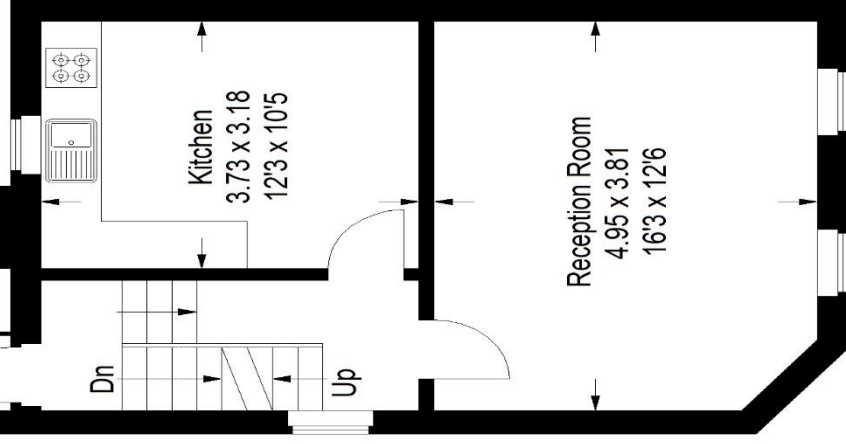
Total = 87.2 sq m / 938 sq ft



First Floor



Ground Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		

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