



Crystal Palace Park Road, SE26
Guide Price £600,000-£625,000

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In general

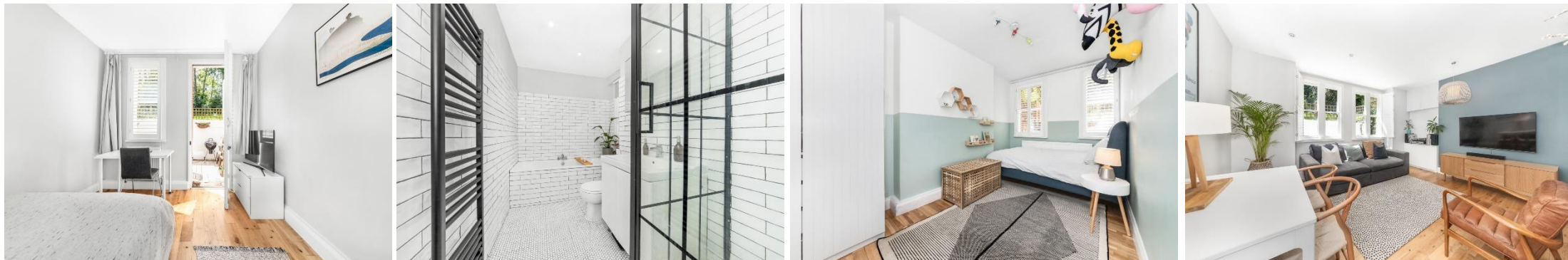
- 1072 sq ft / 99.6 sq m
- Separate shower room
- A share of the freehold
- Private entrance
- Directed access to a decked seating area
- Backing onto Crystal Palace Park
- 21ft living space
- Three bedrooms

In detail

A beautifully finished three bedroom ground floor period conversion serenely positioned backing onto Crystal Palace Park. This exceptional property is accessed via a charming stained glass private entrance and extends to 1072 sq ft / 99.6 sq m of fresh and inviting accommodation. This well appointed space is formed of three well proportioned bedrooms that can be flexibly used for sleeping or a home office, one with a door leading to outside. The main bathroom has been finished with contemporary tiling, matt black fittings, and separate walk-in shower, whilst a second shower room has been upgraded in a similar design and provides an alternative for busy households. The centre piece is a superb 21ft living room which is flooded with natural light through shuttered sash windows. This socially open-plan arrangement is perfect for inclusivity when entertaining and features a smart handle-less kitchen with ample storage, an island with an induction hob, stone surfaces, and fitted cabinetry - an ideal space to unwind whilst overlooking the garden. Externally there is direct access to a decked with a sunny south-easterly aspect which leads to a sizeable communal garden surrounded by mature greenery. Further benefits include a utility room, solid oak flooring, and a share of the freehold.

This location works well for Penge East / West / Sydenham, and Sydenham Hill rail links, as well as nearby leisure and shopping amenities at the Crystal Palace Triangle, and 200 acres of parkland at the rear. An excellent opportunity for those seeking a stylish and characterful new home.

EPC: D | Council Tax Band: D | Lease: 186 years remaining | SC: £1,200pa | GR: N/A | BI: Incl in SC



Floorplan

Crystal Palace Park Road, SE26
Approximate Gross Internal Area
99.6 sq m / 1072 sq ft



Basement

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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		
91-91	B		
89-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

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