



Tribeca Court, Crystal Palace Road, SE22
OIEO £450,000

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In general

- One double bedroom
- Private balcony
- Large, communal roof terrace
- Wide hall / study area
- Excellent condition throughout
- Allocated, underground parking
- Bike storage
- Lift access

In detail

Stunning, spacious and beautifully bright second-floor modern apartment with a private balcony and gorgeous communal roof terrace.

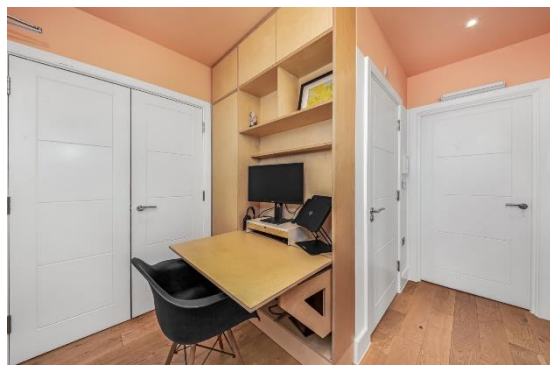
Enviably located at the Goose Green end of Crystal Palace Road – the 2018-built Tribeca Court offers excellent access into the bars, restaurants and independent shops of Lordship Lane, North Cross Road and Bellenden Road.

There are strong connections into The City and West End from East Dulwich station (0.5 miles) and Peckham Rye station (0.8 miles).

Boasting over 580 Sq Ft of internal space, this second-floor property enjoys a private 10-ft stand-on balcony as well as access to a communal roof terrace with panoramic views and underground car parking and bike storage.

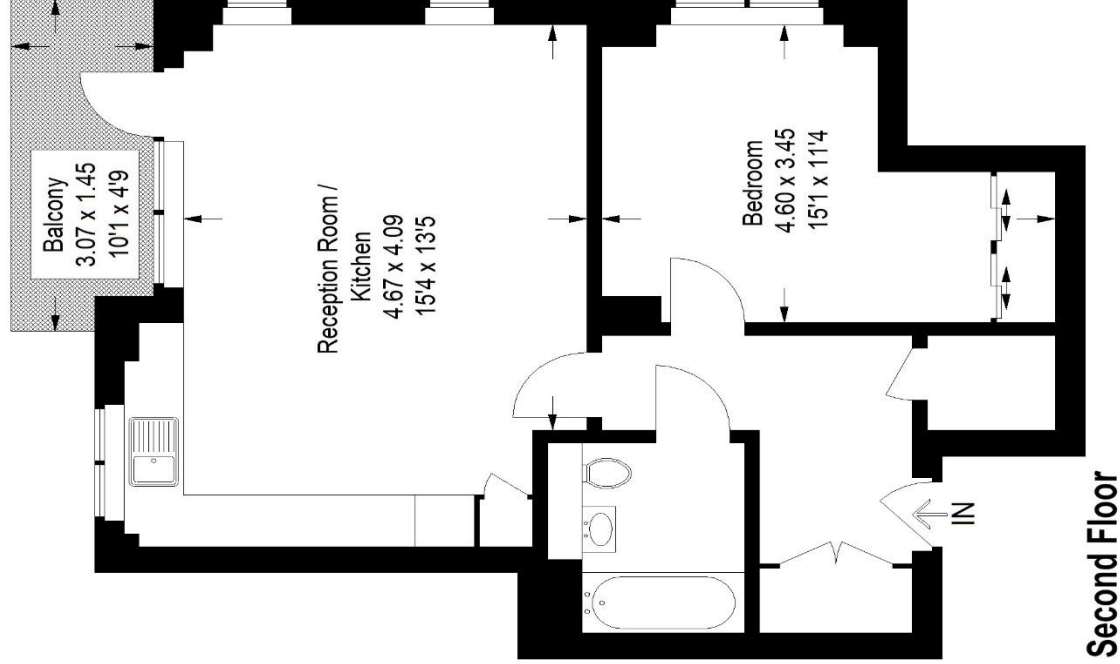
There is a 15 x 13 ft open-plan kitchen-reception, a modern family bathroom, a large double bedroom with built-in storage as well as a wide hallway with a custom-built study area ideal for working from home.

EPC: B | Council Tax Band: B | Lease: 245 years remaining | SC: £3,200 pa | GR: Nil | Buildings Insurance: included within the service charge.



Floorplan

Tribeca Court, SE22
 Approximate Gross Internal Area
 54.1 sq m / 582 sq ft



Second 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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