



Crystal Palace Road, SE22 | £550,000

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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

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

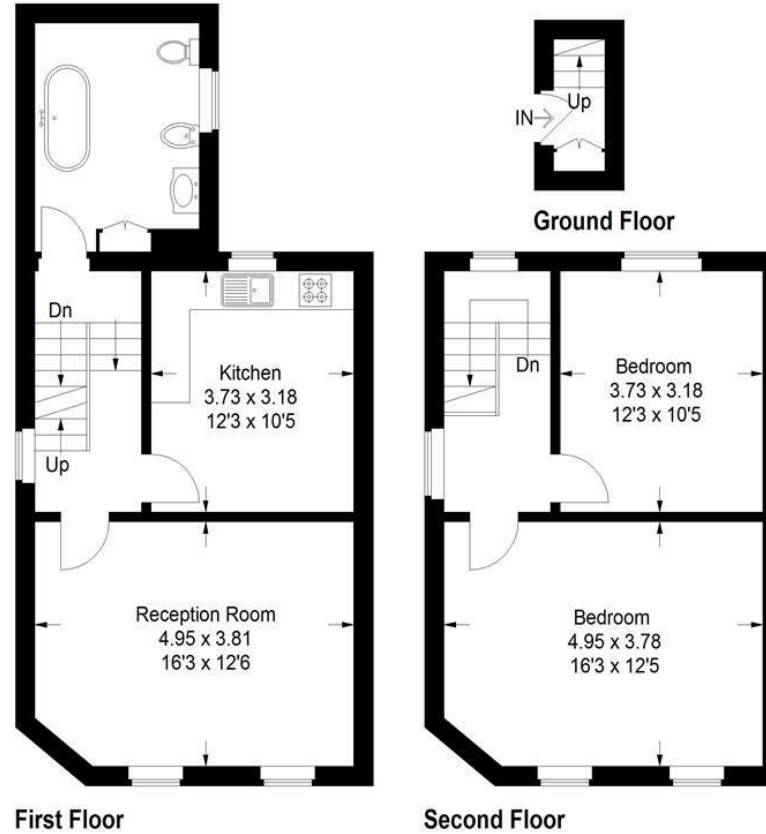
EPC: D | Council Tax Band: C | Lease: 985 years remaining | SC: As & When | GR: Nil | Buildings Insurance: £485.00



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



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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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	
81-101) B	
69-80) C	
55-68) D	64
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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