



Crystal Palace Road, SE22  
£850,000

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# In general

- Freehold house
- Currently configured as two flats
- Over 1,800 Sq Ft
- Basement / cellar
- Potential to modernise and extend STPP
- Vacant possession, or sitting tenant available
- CHAIN FREE

# In detail

## CHAIN FREE

Rare opportunity to acquire this freehold Victorian house – currently configured as two flats – ideally located in the heart of East Dulwich.

Crystal Palace Road offers easy access into The City and West End from East Dulwich station (0.9 miles) as well as bus and cycle routes through the neighbouring Dulwich Village, Forest Hill and Peckham Rye. There are a choice of excellent primary and secondary schools as well as beautiful parks and green spaces nearby. Lordship Lane, North Cross Road and Bellenden Road offer independent shops, bars and restaurants.

This charming mid-terrace period property boasts over 1,800 Sq Ft of internal space including the basement / cellar as well as a low-maintenance courtyard garden to the rear.

To the ground floor – there is a bay-fronted reception room, double bedroom, fitted kitchen and a bathroom as well as access to the 22 x 16 ft basement.

On the first floor (currently tenanted) – there is a 16-ft bay-fronted reception room (bedroom) and two further double bedrooms as well as a kitchen and bathroom and access to the loft space.

\*There is potential to reconfigure this back into one family home – with scope to modernise and extend subject to planning permission.

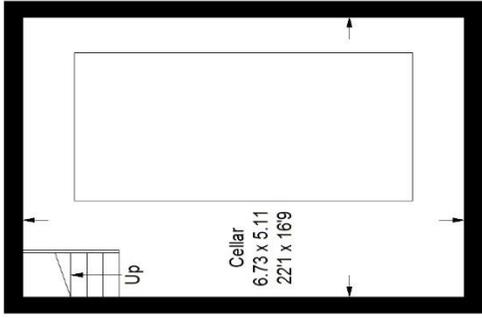
EPC: C | Council Tax Band: GFF B / FFF C | Freehold



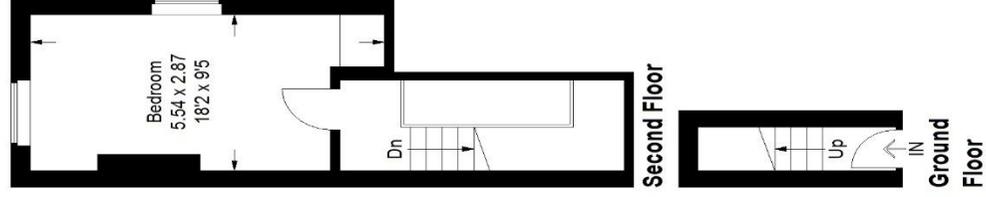
# Floorplan

## Crystal Palace Road, SE22

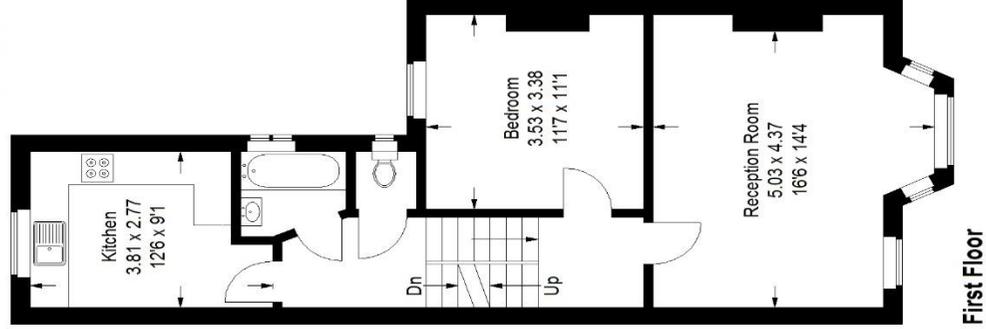
Approximate Gross Internal Area  
 Basement = 35.2 sq m / 379 sq ft  
 Ground Floor = 53.7 sq m / 578 sq ft  
 First Floor = 57.5 sq m / 619 sq ft  
 Second Floor = 22.0 sq m / 236 sq ft  
 Total = 168.4 sq m / 1812 sq ft



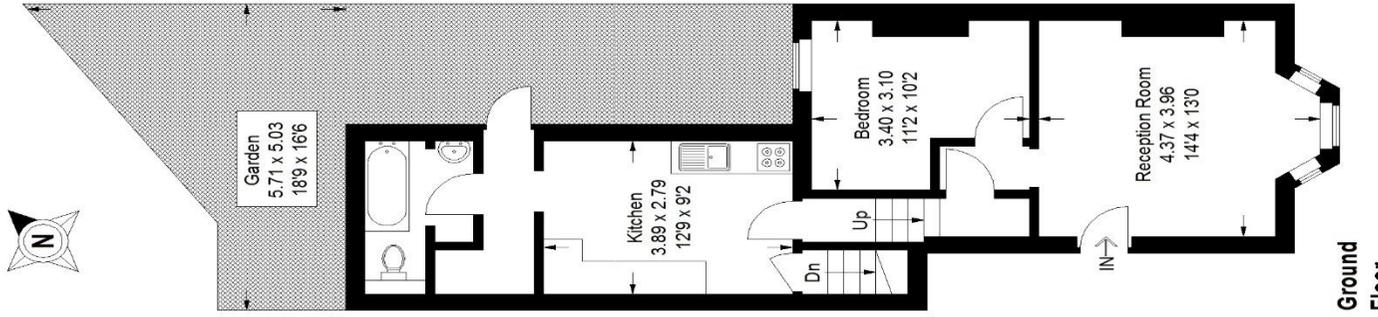
Basement



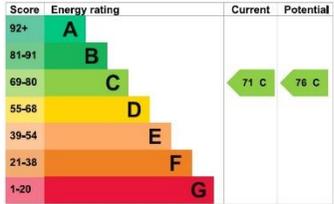
Second Floor



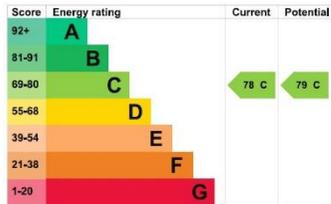
First Floor



Ground Floor



Ground Floor Flat



First Floor Flat

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