



Crystal Palace Park Road, SE26 | Offers In Excess Of
£450,000

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In General

- Two bedroom Victorian conversion
- Share of the freehold
- Private entrance
- 876 sq ft / 81.4 sq m
- Spacious kitchen with island bar
- Generous hallway for flexible use
- Opposite Crystal Palace Park

In Detail

A well presented two double bedroom ground floor period conversion situated on a sought after road directly opposite Crystal Palace Park.

Accessed via its own private entrance, the property offers 876 sq ft / 81.4 sq m of well-proportioned living space, including a generous hallway that can easily double as a home office area if both bedrooms are in full-time use.

The 14ft 9in kitchen features ample cabinetry, granite worktops, and a central island — ideal for casual dining or entertaining. The reception room provides a cosy and inviting space to relax, while the modern bathroom has been tastefully upgraded with stylish matt black fittings.

Additional benefits include a share of freehold and a leafy setting.

This attractive detached Victorian building enjoys a prime setting with easy access to Penge East and West stations, local amenities on the High Street, and the vibrant heart of Crystal Palace. The nearby Crystal Palace Park offers 200 acres of green space, a popular weekly food market, and a calendar of community events throughout the year.

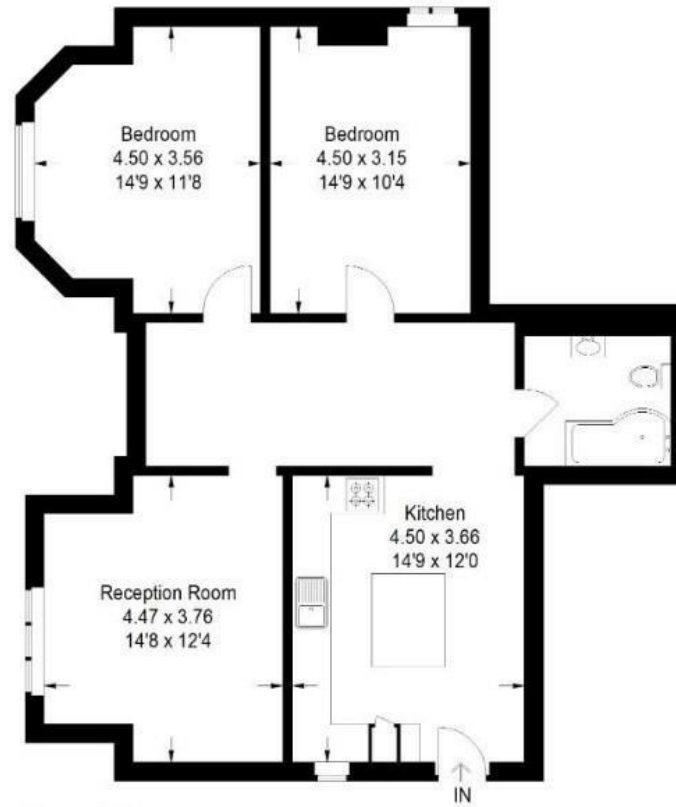
EPC: C | Council Tax Band: B | Lease: TBC Years remaining | SC: £120pa | BI: TBC



Floorplan

Crystal Palace Park Road, SE26

Approximate Gross Internal Area
81.4 sq m / 876 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101) B		
69-80) C		
55-68) D		
39-54) E		
21-38) F		
1-20) G		
Not energy efficient - higher running costs		

69 78

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