



Crystal Palace Park Road, SE26 | Offers Over £725,000

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In General

- Three bedroom split level period conversion
- 1336 sq ft / 124.1 sq m
- A share of the freehold
- Excellent room proportions
- Private roof deck
- Directly opposite Crystal Palace Park
- Dedicated study space
- 38ft eaves storage
- Unique market offering
- Chain free

In Detail

A remarkably spacious three bedroom split-level conversion set within an attractive detached Victorian building, enviably positioned directly opposite the wide open green spaces of Crystal Palace Park.

Offering 1,336 sq ft / 124.1 sq m of bright, characterful accommodation arranged over three levels, this unique home combines generous proportions with flexible living spaces that can be enjoyed from day one. The impressive 19ft reception room features solid oak flooring and large windows that bathe the room in natural light. Two of the bedrooms sit peacefully at the rear of the building, enjoying a sunny southerly aspect and views across the leafy communal garden.

The separate kitchen provides excellent worktop and storage space, complete with integrated appliances and solid wood countertops. The bathroom is finished in stylish slate grey tiling, while the upper level offers a further bedroom, a dedicated study area, and extensive eaves storage stretching an impressive 38ft.

A standout feature is the private roof deck on the top floor — a tranquil retreat with far-reaching, uninterrupted views, perfect for relaxing with a book or soaking up the sunshine.

Additional benefits include a share of freehold and chain free.

The location offers superb access to Penge East, Penge West, Sydenham and Sydenham Hill rail links, along with the vibrant amenities of the Crystal Palace Triangle. With 200 acres of historic parkland just across the road, this is a home that blends character, and green space in equal measure.

EPC: D | Council Tax Band: C | Lease: 974 Years remaining | SC: As & When | BI: TBC

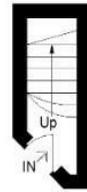


Floorplan

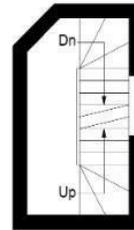
Crystal Palace Park Road, SE26

Approximate Gross Internal Area
(Excluding Eaves)
124.1 sq m / 1336 sq ft

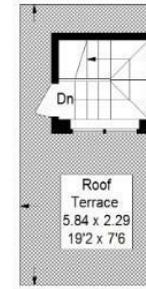
 = Reduced headroom
below 1.5 m / 5'0"



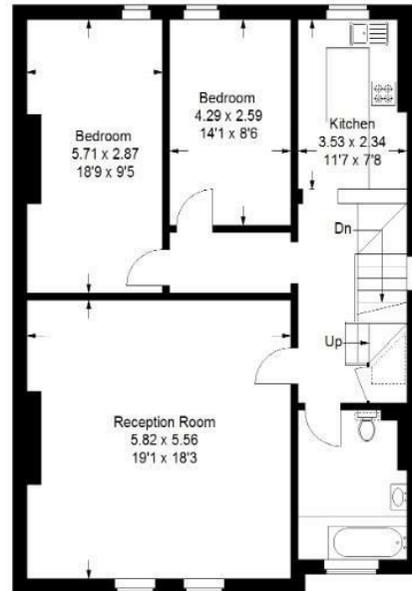
Ground Floor



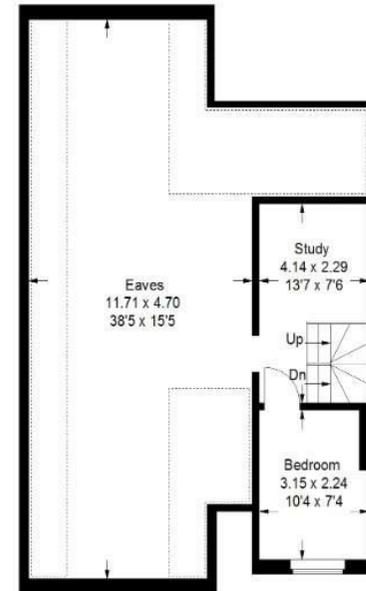
First Floor



Roof Terrace



Second Floor



Third 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		61	75
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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