



Crystal Palace Park Road, SE26 | Guide Price £450,000

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In General

- 985 Sq Ft / 91.5 Sq M
- Characterful accommodation
- Backing onto Crystal Palace Park
- Two double bedrooms
- Eat-in kitchen
- No onward chain
- A share of the freehold

In Detail

£450,000 - £475,000

A light and bright two double bedroom top floor period conversion property forming part of a grand Victorian detached building, on a sought after road backing directly onto Crystal Palace Park.

This generously proportioned property occupies the entire second level and encompasses 985 sq ft / 91.5 sq m of neutrally decorated and spacious accommodation boasting a leafy green outlook, and available for sale with no ongoing chain. A 15ft reception room benefits from stripped wood flooring and a sunny southerly aspect which leads to a kitchen/ diner with room to entertain. The bedrooms are well appointed and could work well for those who wish to rent the second or benefit from an airy space with a home working study, if required. Further notable features include a separate WC, characterful (but not restrictive) eaves recesses, bathroom with a skylight window, a sizeable store room, direct access to a large attic, and a share of the freehold. Externally there is a large communal rear garden to be enjoyed on pleasant summer days.

Crystal Palace Park Road is convenient for access to both Penge East and West rail links, central Crystal Palace, the High Street, and 200 acres of parkland.

No onward chain.

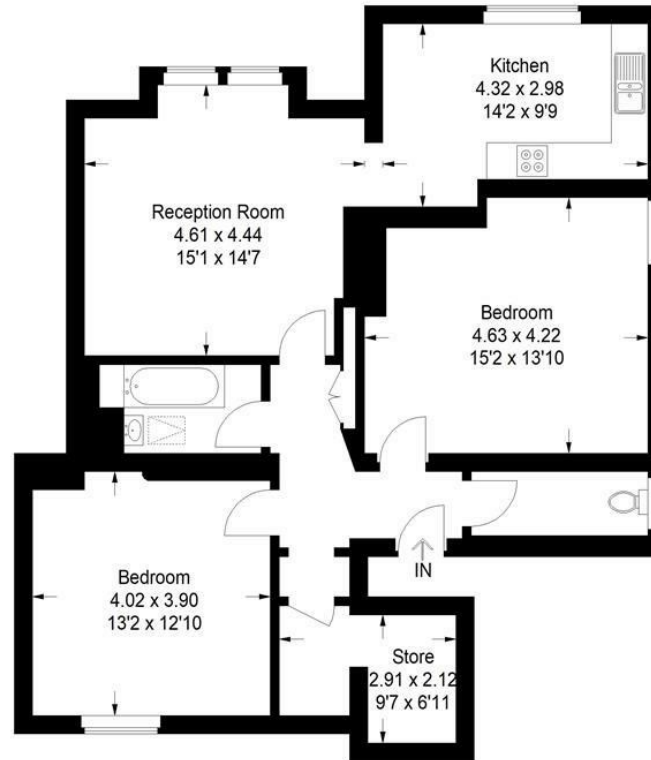
EPC: E | Council Tax Band: D | Lease: 88 years remaining | SC: £122.50 pm | GR: N/A | BI: £885pa



Floorplan

Crystal Palace Park Road, SE26

Approximate Gross Internal Area
91.5 sq m / 985 sq ft



Top Floor Flat

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