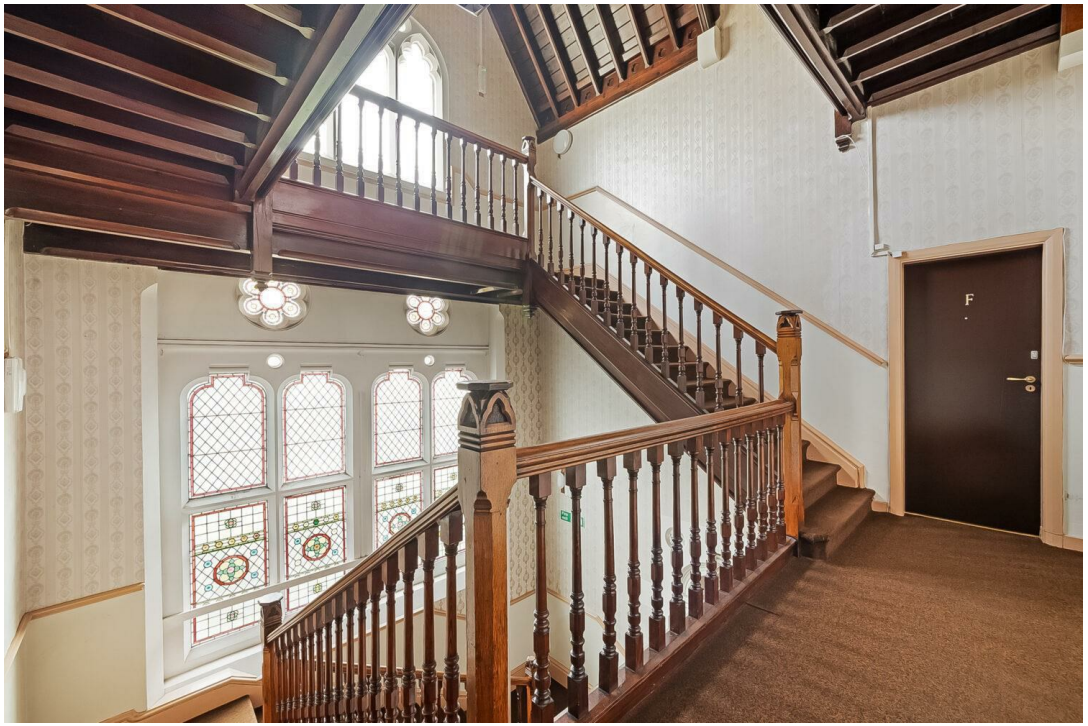



**Crystal Palace Park Road, SE26 | £575,000**

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# In General

- Two bedroom first floor period conversion
- High ceilings and period features
- 21ft reception room
- Attractive Victorian building
- A share of the freehold
- Large walk-in storage cupboard
- Refurbished to a high standard
- Overlooking Crystal Palace Park
- Mature communal rear garden

# In Detail

A beautifully proportioned two double bedroom apartment on the first floor of an impressive detached Victorian villa overlooking Crystal Palace Park, within the Park's conservation area.

Tastefully upgraded while remaining sympathetic to its period character, the apartment combines handsome four-light canted bay windows to both front and rear with 10ft ceilings, creating a remarkably light and spacious home. The windows, believed to be original, have been carefully restored.

The well-maintained building retains architectural detailing, including granite pillars and decorative Victorian features, while a grand entrance hall leads to a striking wood staircase illuminated by stained glass windows.

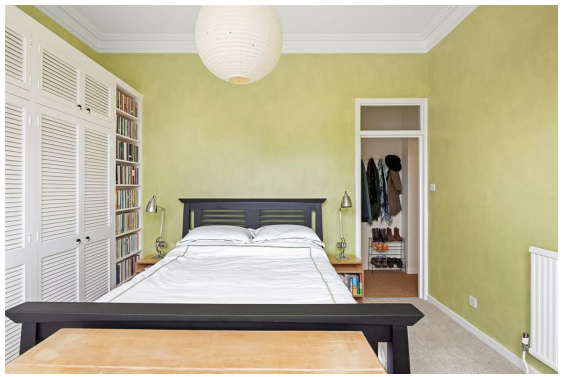
The reception room extends to 21ft 8in into the bay window and has a wonderfully private and peaceful outlook over the communal garden and woodland perimeter of Crystal Palace Park. Not overlooked, and with virtually nothing but nature in sight, it is easy to forget you are in London.

The kitchen shares the same green outlook and features engineered oak flooring, integrated Miele oven, and Fired Earth splashback tiling.

The principal bedroom has built-in wardrobes and the hallway includes a walk-in cupboard and additional high-level storage. Further benefits include gas central heating and a share of the freehold.

The property is well connected, with Sydenham, Crystal Palace, Penge East and Penge West stations all accessible, providing National Rail and Overground services towards Victoria, London Bridge, Canada Water, Shoreditch and Highbury & Islington. Sydenham Hill station offers direct services to Victoria in around 16 minutes.

The vibrant Crystal Palace Triangle is within easy walking distance, offering independent shops & restaurants.
The area is excellent for cycling and walking. The entrance to the (approximately 200-acre) Park is just two doors away, while Sydenham Hill Wood and Dulwich Wood are within easy walking distance.
SC:£1,916.38 / BI:£1,484.04

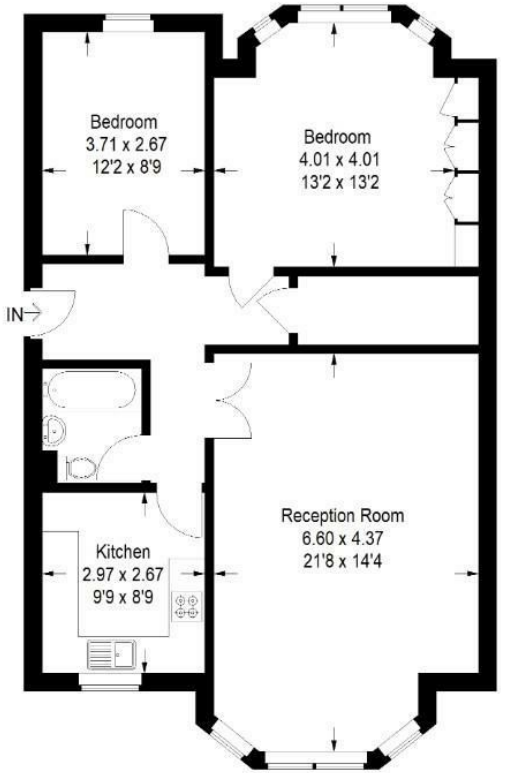






# Floorplan

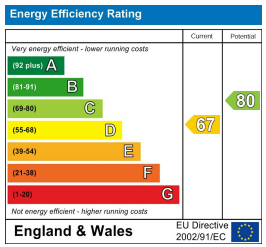
## Crystal Palace Park Road, SE26

**Approximate Gross Internal Area**
**80.4 sq m / 865 sq ft**




**First 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.




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