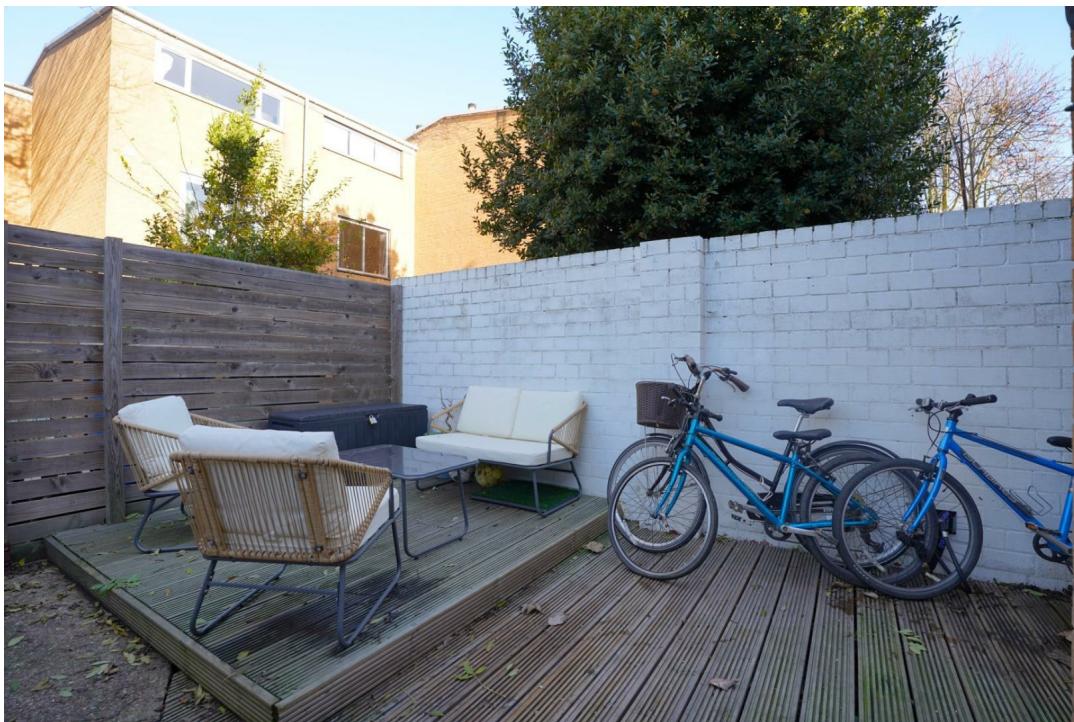




Crystal Palace Road, SE22 | Offers In Excess Of  
£625,000

02087028222  
[eastdulwich@pedderproperty.com](mailto:eastdulwich@pedderproperty.com)

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# In General

- Three double bedrooms
- Split-level maisonette
- Private garden
- Ex-local authority
- Over 875 Sq Ft
- Excellent condition throughout
- Desirable, residential road
- Viewings to start in January

# In Detail

Gorgeous, beautifully bright and spacious three-bedroom split-level maisonette with a private garden ideally located on this desirable street in the heart of East Dulwich, SE22.

Crystal Palace Road is enviably-located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as a number of gorgeous local parks and green spaces.

There are a choice of excellent primary and secondary schools nearby.

There are strong transport links into The City and West End from East Dulwich station (0.7 miles) and Peckham Rye station (1.2 miles) as well as a host of bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

Boasting over 875 Sq Ft of internal space - the property has been modernised and lovingly maintained by the current owners who are looking to upsize nearby. There is a stunning 16x6 ft kitchen-breakfast room on the ground floor which opens out through patio doors onto the private, landscaped garden. On the first floor is the 15x8 separate reception room - flooded with natural light - and the 16x12 ft principal bedroom with built-in wardrobes and an en-suite shower room.

To the top floor are two further bedrooms with built-in storage and the gorgeous family bathroom.

EPC: C | Council tax band: C | Lease: 90 years remaining | GR: £10 pa | SC: £747.96 pa | BI: £826.51 pa



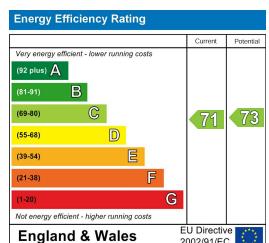
# Floorplan



Total area: approx. 81.5 sq. metres (877.2 sq. feet)

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Plan produced using PlanUp.



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