



Crystal Palace Park Road, London

Guide Price £450,000



2



1



1



C



Property Summary

GUIDE PRICE £450,000 - £475,000

A gorgeous two bedroom flat located in a stylish 1930s mansion block, close to Crystal Palace Park. Offered with NO CHAIN, SHARE OF FREEHOLD & A PRIVATE BALCONY, this is a unique and unmissable opportunity. This stunning property is offered in exceptional condition. Spacious, with generous room sizes and beautifully proportioned accommodation throughout, the flat is flooded with light. The details include: a fabulous lounge measuring 16ft with a exquisite parquet floor, feature fireplace, neutral decor and bespoke recess shelving. The kitchen is a joy with an extensive range of wall and base shaker style units, deluxe oak worktop, ceramic butler sink, integrated appliances, tiled floor with underfloor heating and a door leading to the private balcony. There are two genuine DOUBLE bedrooms - the master is huge with large built in wardrobes, both rooms are bright, inviting and attractively presented. There is a modern, high spec bathroom (also with underfloor heating) and separate W.C. With some on site parking, communal gardens, dedicated bicycle storage and easy access to lots of transport links and local amenities including Crystal Palace with it's lively social scene. A viewing is highly recommended, call Propertyworld on 0208 488 0011 to be the first to see.

Property Summary

- Two bedroom flat
- Prestigious 1930s mansion block
- NO CHAIN
- SHARE OF FREEHOLD
- PRIVATE BALCONY
- Unallocated parking
- Beautifully presented
- Rare opportunity
- EPC rating is C
- Council tax is C

Our Vendor Loves...

"Our flat is perfectly located just across from Crystal Palace Park. It was one of the things that drew us to the area and kept us sane during lockdown! We're spoiled for choice with local markets, cool shops, independent bars & restaurants and loads of green space. Getting into central London is easy; we have 3 train stations within walking distance. The flat is bright and homey. It has period features but the rooms are spacious, especially the master bedroom, and it has lovely parquet floors throughout."

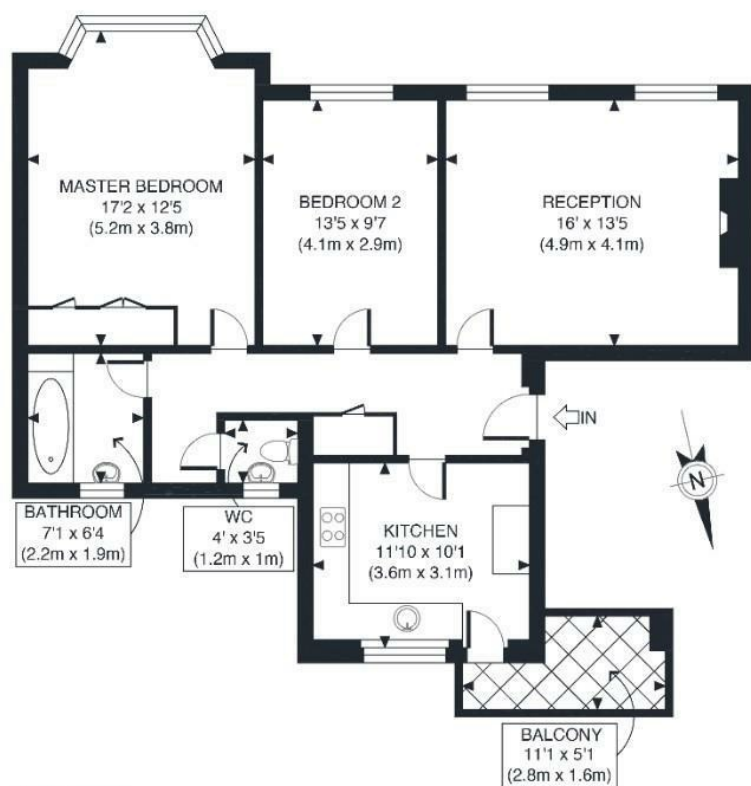


Sydenham Sales

020 8488 0011

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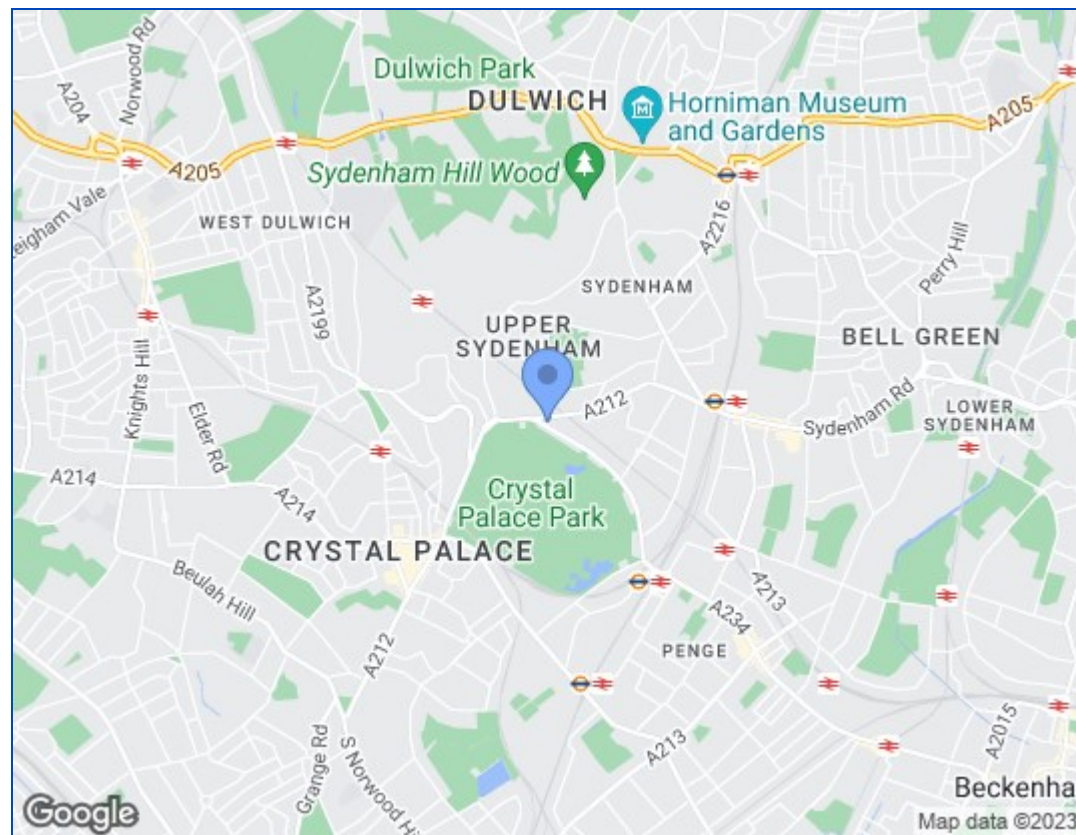
THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 869 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 869 SQ FT / 81 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Torrington Court

date 17/10/23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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