



Crystal Palace Park Road, London

Guide Price £450,000



Property Summary

A fabulous and very large two bedroom, two bathroom purpose built flat with SHARE OF FREEHOLD, PRIVATE BALCONY, NO CHAIN & UNDERGROUND ALLOCATED PARKING offered by Propertyworld. This stunning flat is located directly opposite newly renovated Crystal Palace Park, recently voted the Best Park in South London by the Guardian. With easy access to the Triangle itself, with its array of hip cafes, bars, amenities plus the Everyman Cinema - the flat is perfectly located for modern people looking to live modern full lives.

The flat measures almost 80 square meters and is flooded in light. Finished to the highest specification with a lounge of over 24ft, its a rare opportunity and a fabulous first time buy. The details include: you enter the lounge / diner and are immediately struck by its size and the way warm light moves in thought the wall of glass ahead. The very large private balcony is head and accessed directly from here. Finished in neutral tones with engineered wood floors and high ceilings, its a special space. The kitchen is modern and fully fitted with an extensive range of wall and base gloss units, oak worktop, gas hob / electric oven, integrated appliances, spotlights and tiled splashback. There are two DOUBLE Bedrooms - both located to rear and nicely presented - the master includes a stunning ensuite shower room. There is a second, family bathroom with a three piece suite and shower over bath, tiled walls and towel rail. The private balcony is a genuinely decent size, which look out towards the park. Below is a gated underground car park with an allocated space.

This flat offers lots of beautifully presented and beautifully proportioned accommodation in one of South London's best locations. With NO CHAIN, outside space and somewhere to safely park, its a dreamy first step onto the London property ladder. Call Propertyworld on 0208 488 0011 to see. EPC and council tax bands are D.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Two bedroom flat
- Two bathrooms
- SHARE OF FREEHOLD
- CHAIN FREE
- Underground Allocated Parking
- Large private balcony
- Opposite Crystal Palace Park
- Stunning interior
- 80 SQUARE METERS
- Rare opportunity

Our Vendor Loves...

Our Vendor Loves..

"An amazing sanctuary for two and space for entertaining family and friends. We poured our soul into the home, from furniture to kitchen and new balcony. This 850 sq ft, 2 double, 2 bathroom flat, has been a first-home dream. What goes under the radar is the 10-minute walk to Sydenham station (via Chulsa Road) with trains every 8 mins into London. We love how practical the location is whilst feeling of being on nature's doorstep. Located opposite Crystal Palace Park entrance, we especially loved the park's Sunday Market and Sports Centre (our favourites being Volleyball & Padel).





Crystal Palace Park Road

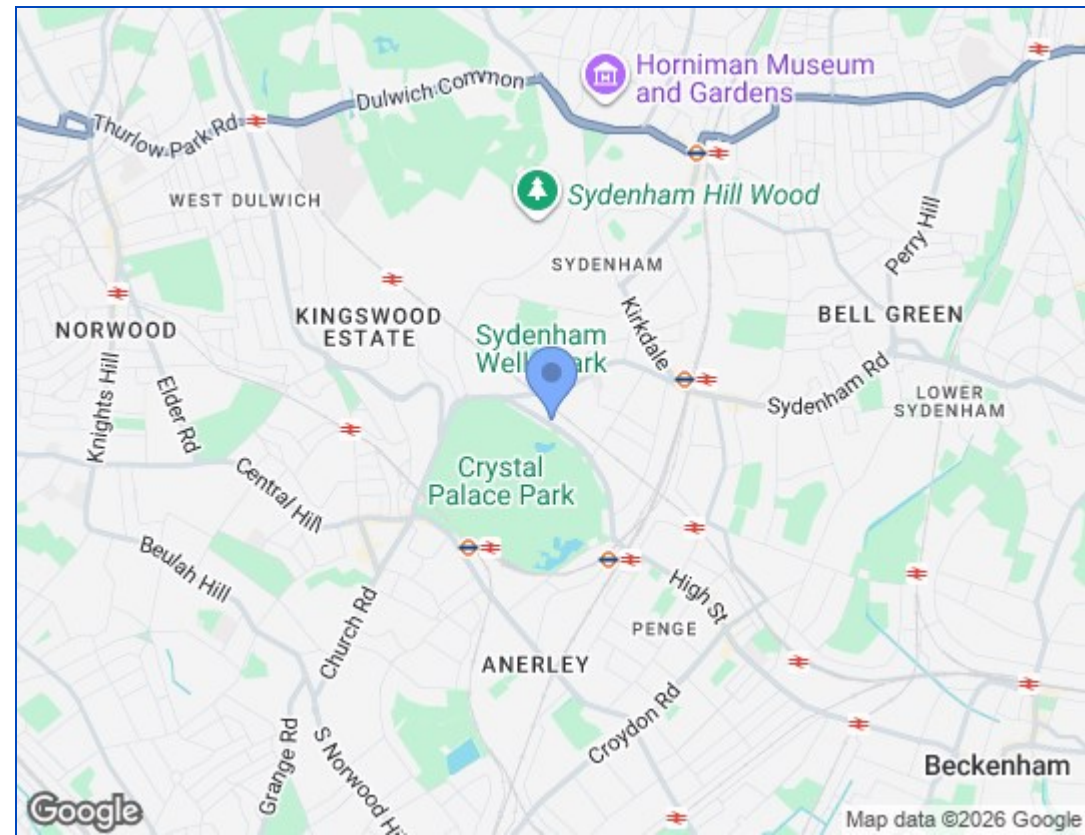
APPROXIMATE GROSS INTERNAL AREA

79.52 m² / 856 sq ft



First Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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