



Crystal Palace Park Road, SE26 | Offers In Excess Of  
£300,000

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# In General

- One bedroom apartment
- Close to Crystal Palace Park
- Excellent transport links
- Share of freehold
- Off street parking

# In Detail

Situated in a Victorian converted building, the property has been thoughtfully upgraded, ensuring a comfortable and stylish home for its future occupants.

The accommodation is positioned at the rear of the building and boasts a light and airy reception room with high ceilings and elegant sash windows that allow natural light to flood the space. The apartment features a well proportioned bedroom which provides a peaceful retreat at the end of the day. The bathroom has been tastefully modernised, offering a clean, contemporary feel with stainless steel fittings.

Located in a vibrant neighbourhood, this apartment is ideally situated for those who appreciate the convenience of city living while enjoying the tranquillity of a residential area. The location is one of Crystal Palace's most appealing. The celebrated Triangle, with its eclectic mix of independent cafés, restaurants, bars and boutiques, is just a short walk away, while the expansive greenery of Crystal Palace Park provides acres of open space for morning runs, weekend strolls and leisurely afternoons outdoors.

Despite its peaceful setting, the apartment is exceptionally well connected. Crystal Palace, Sydenham and Penge West stations are all within easy reach, providing regular London Overground services alongside direct rail connections to London Bridge, Victoria, Canada Water, and the City, making the daily commute or weekend adventures equally straightforward.

The property also benefits from off street parking. Whilst the development is popular with first time and investor buyers alike, the property would be an ideal opportunity for those seeking a hassle-free new home.

EPC: C | Council Tax Band: B | Lease: 986 years remaining | SC: TBC | GR: £0 | BI: TBC




# Floorplan

**Park House, SE26**

Total\* = 39.6 sq. m / 426.6 sq. ft

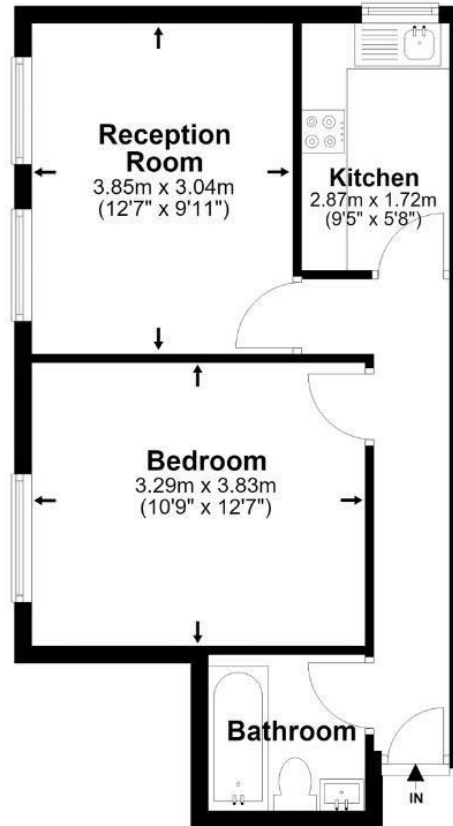
Second Floor = 39.6 sq. m / 426.6 sq. ft

 = Reduced head room below 1.5m


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## Second Floor



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
(61-91) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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