



Crystal Palace Park, Sydenham

O.I.R.O £475,000



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Property Summary

Propertyworld is proud to offer this fabulous two bedroom ground floor period conversion flat with SHARE OF FREEHOLD to the sales market. This super flat forms part of a glorious Victorian villa on arguably Sydenham's most popular road, close to lots of local amenities and shops and directly opposite beautiful Crystal Palace Park - South London's best park (Guardian 2023). The property is spacious, with generous room sizes and beautifully proportioned accommodation throughout.

The details include: the lounge is located to front with super high ceilings, beautiful bay window, feature fireplace, picture rail, spotlights and neutral decor. There is a modern fitted galley style kitchen with an extensive range of wall and base gloss units, high spec laminate worktop, integrated gas hob, electric oven, tiled splashback and double glazed window. There are TWO DOUBLE bedrooms - both flooded in light and nicely presented in neutral tones, plus a stunning family bathroom including a four piece suite, tiled walls and walk in shower. The flat further benefits from direct access to a large communal garden to rear.

With ample storage, free on road parking, SHARE OF FREEHOLD, direct access to the side return and garden, this is a rare and super flat. An ideal first time buy, please call Propertyworld on 0208 488 0011 to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Two bedroom flat
- Period conversion
- Ground floor
- SHARE OF FREEHOLD
- Large communal gardens
- Split level
- Opposite Crystal Palace Park
- Excellent condition
- Ideal first time buy
- EPC rating is D, council tax is C

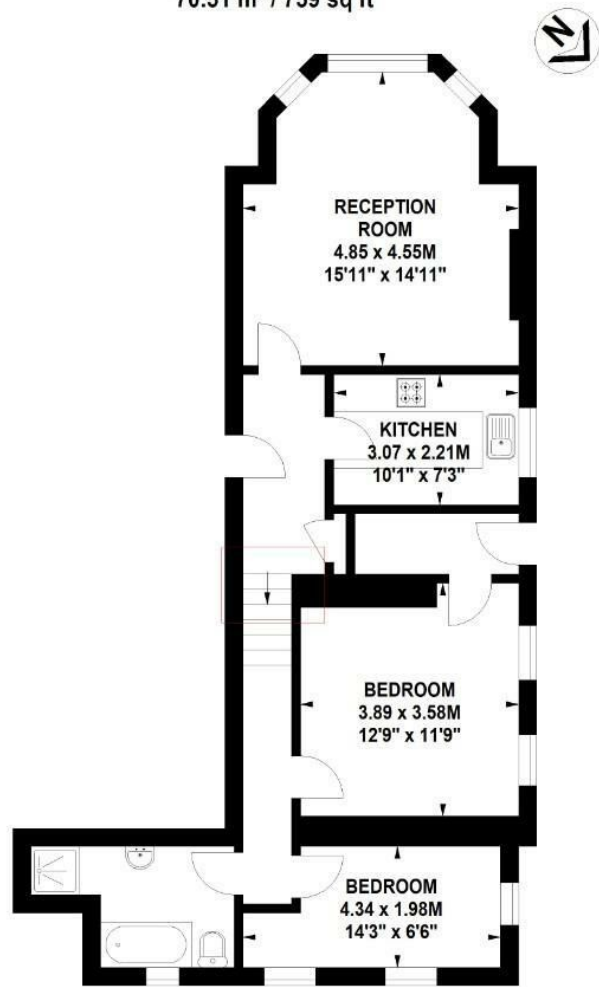
Our Vendor Loves...

"We love everything about this flat but unfortunately our family has outgrown it. In the 10 years we've lived here we've decorated every room, installed a new 4 piece bathroom, and kitchen. The new backdoor has been a game changer with exclusive step free direct access to the massive garden, where we regularly host BBQs with friends and family. Aside from the flat itself, one of the best parks in London is literally the other side of the road, and you're within walking distance to 4 good stations. The neighbours are all amazing too. There's a real community spirit, and if this flat had a third bedroom we wouldn't be moving."



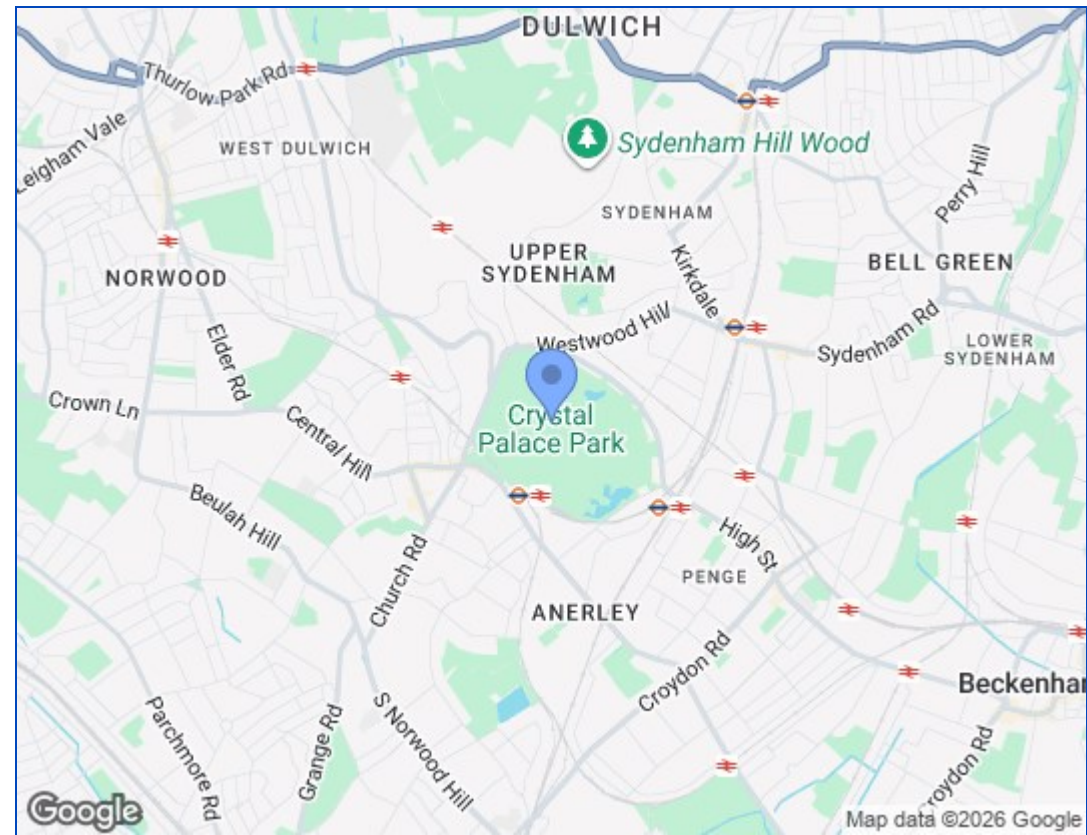


Crystal Palace Park Road
 APPROXIMATE GROSS INTERNAL AREA
 70.51 m² / 759 sq ft



Ground 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			
		67	82
England & Wales		EU Directive 2002/91/EC	

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