



Crystal Palace Park Road, SE26 | Offers In Excess Of
£550,000

020 8702 9333
crystalpalace@pedderproperty.com

pedder
We live local



In General

- 1030 sq ft / 95.7 sq m
- No onward chain
- Characterful period conversion
- 22ft reception room
- Overlooks Crystal Palace Park
- Residents parking
- En suite shower room
- Kitchen / diner

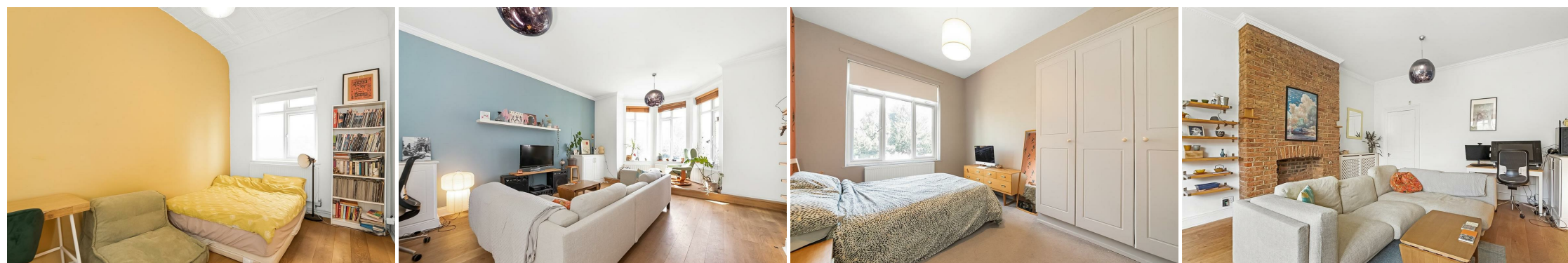
In Detail

A generously proportioned raised ground floor two bedroom period conversion backing directly onto Crystal Palace Park and available for sale with no onward chain.

The accommodation totals 1030 sq ft / 95.7 sq m and forms part of an attractive detached Victorian building which is set back from the road. The reception room extends to 22ft and boasts high ceilings, an exposed brick feature wall, solid wood flooring, and a sunny bay window which overlooks a sizeable communal garden and the park beyond. The kitchen has space to dine which is ideal for keeping meals and cooking away from the living space. Both of the bedrooms are of a double proportion (one with an en suite shower room and fitted storage in the other), whilst the bathroom has been finished with Travertine tiling and has a rainfall shower. Further benefits include residents parking and a share of the freehold.

This property is positioned on the favoured part of the road enabling ease of access to both Penge East and West rail links, the High Street, and central Crystal Palace. The park provides 200 acres of green space and holds weekly food markets as well as various events throughout the year.

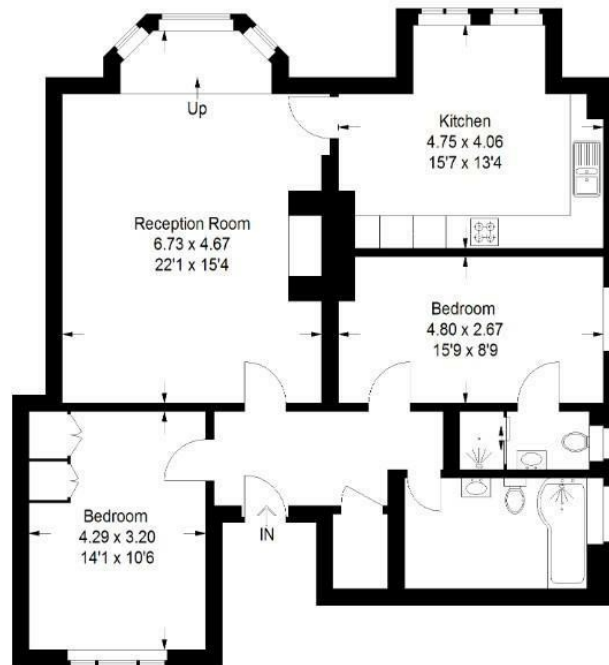
EPC: D | Council Tax Band: D | Lease: 89 years remaining | SC: £1,800 pa | GR: N/A | BI: TBC



Floorplan

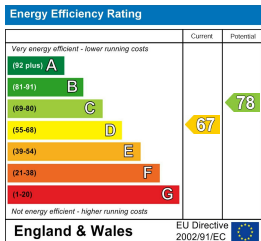
Crystal Palace Park Road, SE26

Approximate Gross Internal Area
95.7 sq m / 1030 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2025
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.