



homezone

**£525,000 Share of Freehold**

**Flat C 7 Crystal Palace Park Road**

London, SE26 6EG

- ELEGANT TWO BEDROOM CONVERSION FLAT (2ND FLOOR)
- WELL EQUIPPED KITCHEN/DINER
- CUSTOM MADE FITTED WARDROBES
- BATHROOM WITH SEPARATE WC
- SECLUDED, ATTRACTIVE SOUTH-WEST FACING COMMUNAL GARDENS
- BEAUTIFUL NATURAL WOOD FLOORING THROUGHOUT
- OFF STREET ALLOCATED PARKING SPACE
- CONVENIENT FOR SYDENHAM, PENGE EAST & PENGE WEST RAILWAY STATIONS
- 2 MINUTES WALK TO CRYSTAL PALACE PARK
- EASY ACCESS TO DULWICH, CRYSTAL PALACE, SYDENHAM & PENGE



### Homezone Property Services

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Stylish, elegant two-bedroom second-floor Victorian conversion flat a stone's throw from Crystal Palace Park, situated on the famous parade of prestigious villas from a by-gone era.

With generous entertaining and living space throughout, this apartment offers many benefits including a well-equipped, double-aspect kitchen with room for a dining table, a charming living room with attractive bay window and contemporary fireplace, spacious bedrooms with floor-to-ceiling fitted wardrobes providing an abundance of storage space, a modern bathroom with double sink, separate WC, original wooden framed windows, high ceilings, classic cornice and ceiling roses and quality natural wood flooring throughout.

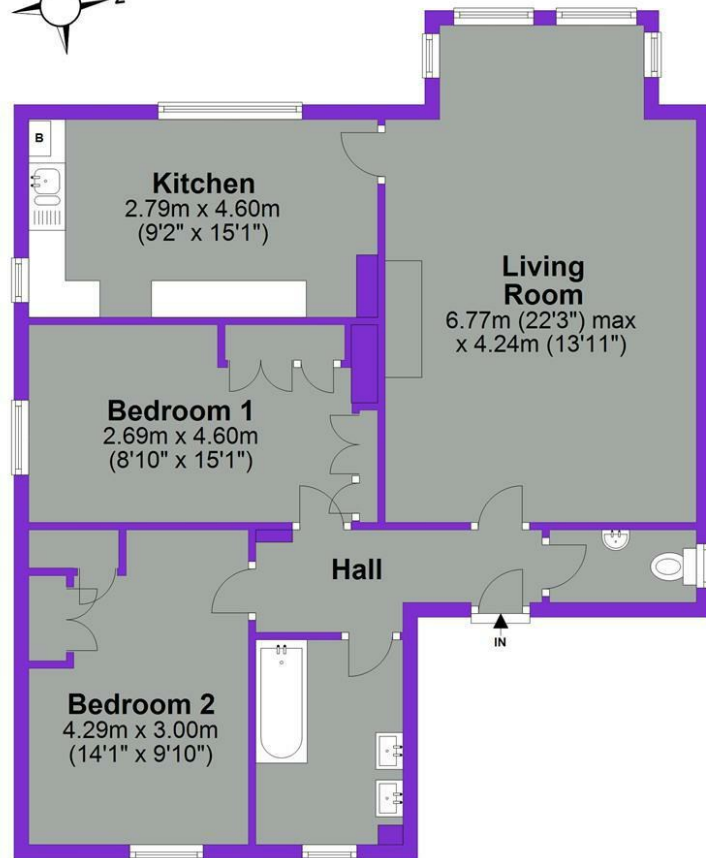
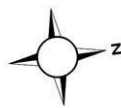
The rear reception rooms overlook Crystal Palace Park and the private secluded communal garden. At the front of the property is a communal forecourt with an allocated parking space. Transport links are excellent with three railway stations (Penge East, Penge West & Crystal Palace) all within a short walk.

Call now on 020 3794 7545 to arrange a viewing.



## First Floor

Approx. 80.3 sq. metres (864.2 sq. feet)



Total area: approx. 80.3 sq. metres (864.2 sq. feet)

### **Communal Entrance Hall**

Solid wood panelled front door. Cupboard housing electric meter and fuseboard. Carpeted stairs to second floor.

### **Entrance Hall**

Painted panelled solid wood front door, cupboard housing fuseboard and gas meter, dado rail, ceiling rose, ceiling light fitting, smoke detector, fire alarm, sprinkler point, engineered oak flooring.

### **Living Room**

Painted wooden door, painted wooden framed windows to rear bay, 'Living Flame' gas fire with Travertine surround, two double radiators, telephone point, cable provider point, ceiling rose, coving, ceiling light fitting, engineered oak flooring. Door to:-

### **Kitchen/Diner**

Painted wooden door, painted wooden framed window to rear and side, range of grey painted panelled wall and base units with wooden 'Butcher Block' style worktops over, stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap, 'Metropolitan' style tiled splashbacks, Worcester combination boiler, space for gas cooker, decorative wooden cooker hood incorporating extractor fan, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, coving, ceiling light fitting, engineered oak flooring.

### **Bedroom 1**

Painted wooden door, painted wooden framed window to side, fitted wardrobes, radiator, coving, engineered oak flooring.

### **Bedroom 2**

Painted wooden door, painted wooden framed window to front, fitted wardrobes incorporating fitted double drawer unit, radiator, air vent, coving, ceiling rose, ceiling light fitting, engineered oak flooring.

### **Bathroom**

Painted wooden door, painted wooden framed opaque glazed window, white suite comprising wall hung vanity unit with double sink and chrome mixer taps, deep bath with wall mounted shower over and chrome mixer tap, fitted wall

hung shelved storage unit, fitted wall mirror, chrome heated towel rail, part tiled walls, coving, ceiling light fitting, tiled floor.

### **Separate WC**

Painted wooden door, painted wooden framed opaque glazed window, white suite comprising low level wc and pedestal handwash basin with chrome taps, radiator, high level fitted storage cupboard, part tiled walls, ceiling light fitting, grey 'limed oak effect' laminate flooring.

### **Outside**

Residents' car park with allocated parking space. Steps up to the first floor. Picket fence and gate providing access to rear well-maintained communal garden.

### **Lease Details**

The flat is sold with a share in the freehold. Service Charges are £99 per month, to cover insurance and a fund for repairs. Ground Rent - Nil.

### **EPC**

Band: D

### **Council Tax**

London Borough of Bromley  
Band: C

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.