pickwick estates

Crystal Palace Road, SE22 (3 Bedroom Flat)

£649,950



property description

Located just a few minutes walk from Lordship Lane is this really good size ground floor, three bedroom private garden flat. The bedrooms are all of a good size. The reception room leads into the large kitchen/dining room which then leads onto a really good size private garden. Both the kitchen and the bathroom are modern and fresh as is the feel of the whole property. Crystal Palace Road is ideally located for the local shops, bars and restaurants on Lordship Lane and there are plenty of buses to take you to Central London as well as East Dulwich and Forest Hill stations. Local sought after primary schools are within walking distance. Share of freehold Please call or email us to book an ap...

property features

- Three bedrooms
- Large private garden
- Large Kitchen/ dining room

- Short walk to Lordship Lane
- Great transport links
- Share of freehold

ALPS Estates Ltd trading as Pickwick Telephone: 020 3397 1144

Estates 8 Woodwarde Road Dulwich

London, SE22 8UJ, United Kingdom

Reg No: 4270797 Registered in England

Website: https://www.pickwickestates.co.uk



BEDROOM 3.33m x 2.90m 10'11 x 9'6 Crystal Palace Road, East Dulwich, SE22 BEDROOM 3.65m x 3.45m 12'0 x 11'4 BEDROOM 4.10m x 3.66m 13'5 x 12'0 GROUND FLOOR APPROX. FLOOR AREA 79.65 SQ.M. 857 SQ.FT.) BATHROOM KITCHEN/ DINING AREA 5.92m x 3.03m 19'6 x 9'11 RECEPTION ROOM 3.60m x 3.04m 11'10 x 10'0 GARDEN 9.35m x 6.27m 30'8 x 20'7 HOUSE

Energy Efficiency Ratir

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.

© Dulwich Energy Assessors Ltd. https://www.dea-fld.co.uk TOTAL APPROX.FLOOR AREA 79.65 SQ.M. (857 SQ.FT.)

SITE PLAN

The graph shows the current energy efficiency of your home. The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wates is band D (rating 60). For Full EPC information, click here

The potential rating shows the effect of undertaking the recommendations on page 3.