



Crystal Palace Park Road, SE26

£400,000 *Leasehold*



A first-floor flat with lots of natural light and a spacious interior, set within an immaculate new-build.

#### KEY FEATURES

- Large double bedroom
- A charming balcony
- Lovely communal garden
- Off street parking/driveway
- Close to local transport links
- New build, excellent condition
- Leasehold



Crystal Palace

02038693222 | [crystalpalace@winkworth.co.uk](mailto:crystalpalace@winkworth.co.uk)

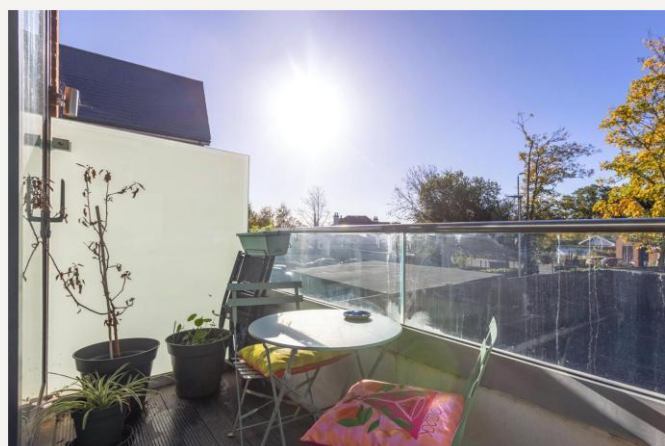
**Winkworth**

for every step...



Situated on Crystal Palace Park Road, this lovely first-floor flat has an abundance of natural light and a spacious yet cozy interior, set within an immaculate new-build. The property comprises; one large double bedroom, an open-plan living room and kitchen, a modern bathroom, and a charming balcony with gorgeous views. Features include underfloor heating and laminate flooring. The property further benefits from a communal garden, bike storage and off-street parking in a secure driveway.

Crystal Palace is a vibrant, creative community, home to an array of pubs, bars, restaurants and coffee shops at the Triangle, as well as an Everyman cinema, fitness studios, shops and more. The surrounding areas are great for cycling, running and walking.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 244 year and 11 months

**Service Charge:** £2236 per annum

**Council Tax Band:** D

**EPC rating:** To be confirmed

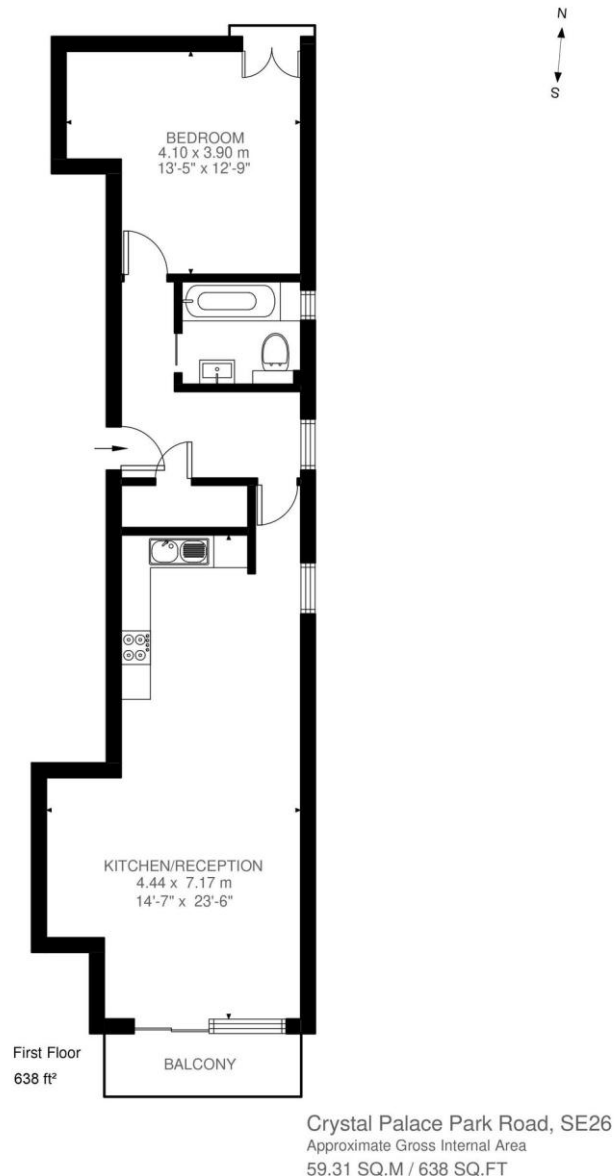


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

**Crystal Palace**

02038693222 | [crystalpalace@winkworth.co.uk](mailto:crystalpalace@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.