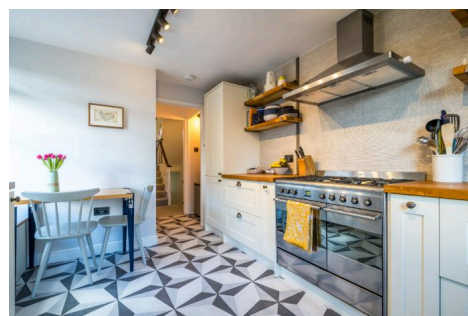


258b, Crystal Palace Road , SE22 9JH · 3 bedroom Flat

£825,000



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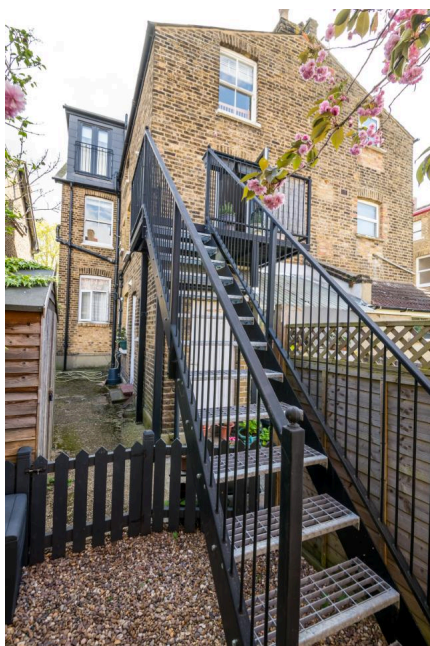
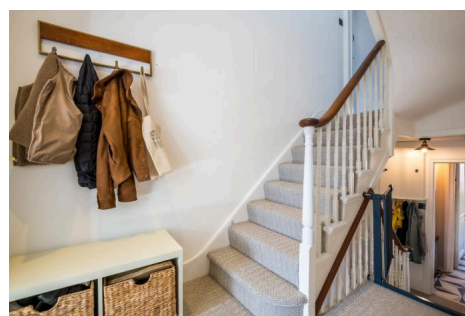
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Property description



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Offering an abundance of character and charm, this beautifully presented three double bedroom split-level flat occupies the first and second floors of a handsome Victorian semi-detached house, set on a popular tree-lined street in the heart of East Dulwich.

Boasting over 1,160 sq ft (107.7 sqm) of stylish, thoughtfully renovated internal space, the property further benefits include two luxurious bathrooms and a substantial 52 ft private rear garden, attractively landscaped with side return access and a cast iron balcony.

The house itself enjoys excellent kerb appeal, showcasing classic Victorian features including sash bay windows with ornate masonry and an exposed brick façade, set back behind a charming front garden. Entry is via an arched doorway into a well-maintained communal hall, with stairs leading to a generous first-floor landing.

To the rear, a beautifully designed open-plan kitchen and dining space forms the heart of the home. The Shaker-style kitchen runs along both sides of the room, complete with integrated appliances, wooden worktops, a butler sink, and a Smeg range cooker. A bespoke pantry cupboard and a cleverly positioned seating area beneath a sash window create a practical and sociable setting.

A patio door opens onto a striking cast iron balcony with Fleur-de-lys detailing with steps leading down to the private garden. Enjoying a westerly aspect, the garden captures afternoon and evening sun and offers far-reaching views, including the impressive backdrop of Heber School. The garden itself is a true highlight, featuring a mature cherry blossom tree, a central lawn, and a secluded patio area.

To the front, a superb reception room spans the full width of the house, with high ceilings, large sash windows flooding the space with natural light, a feature fireplace, bespoke cabinetry, and a cast iron radiator.

Also on this floor is a well-proportioned double bedroom and a spacious family bathroom, fitted with a full-size bath and overhead shower, vanity unit, heated towel rail, and a frosted window providing natural light and ventilation.

The second floor offers two further generous double bedrooms. One benefits from fitted wardrobes and dual-aspect windows, while the principal bedroom suite occupies the converted loft, offering excellent proportions, engineered wood flooring, ample eaves storage, and abundant natural light via skylights and a Juliette balcony.

A stylish en-suite shower room completes the space, finished with contemporary fittings and elegant tiling.

Perfectly positioned, the property is just moments from Northcross Road and its popular Saturday market, as well as the vibrant array of independent shops, cafés, and restaurants along Lordship Lane. The green open spaces of Goose Green, Dulwich Park, and Peckham Rye Park are all within easy reach, as is Dulwich Village.



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Excellent transport links are available from East Dulwich and Peckham Rye stations, providing direct connections to London Bridge, Victoria, and the Overground network.

The area is particularly well regarded for its outstanding schools, including Heber Primary, Harris Primary, and Goodrich Primary, with The Charter School East Dulwich and Harris academies nearby. Renowned independent schools such as Dulwich College, Alleyn's, and JAGS are also within close proximity.

Property features

- Beautifully presented three double bedroom split-level flat
- Occupying the first and second floors of a handsome Victorian semi-detached house
- Private west facing balcony and rear garden with side access
- Kitchen breakfast room
- Reception dining room
- Family bathroom
- Principal bedroom with en-suite shower room
- Boasting over 1,160 sq ft (107.7 sqm)
- Great location for amenities in the heart of East Dulwich
- Close to good transport links and a great selection of schools



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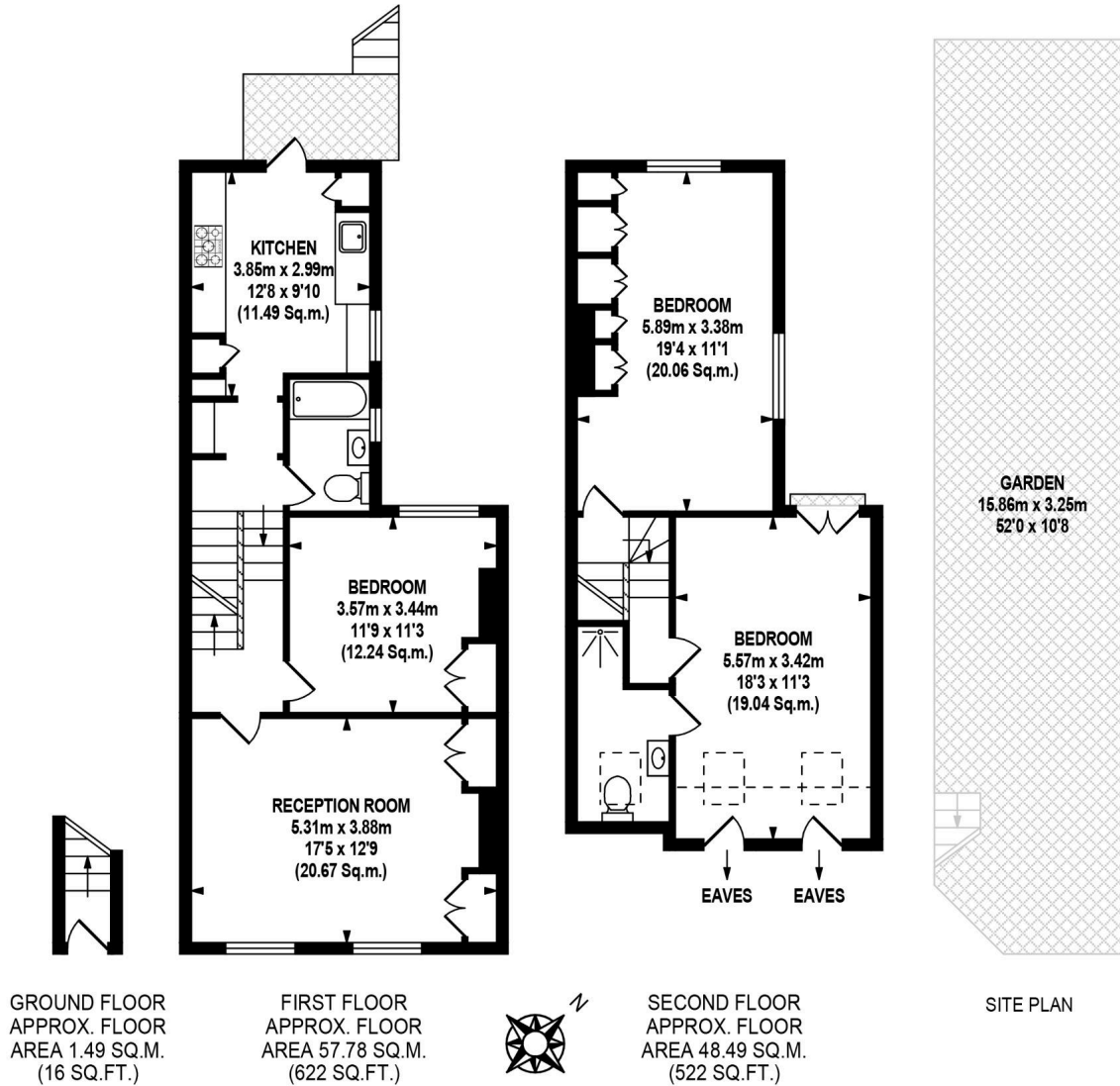
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258b Crystal Palace Road



pickwick estates TOTAL APPROX.FLOOR AREA 107.76 SQ.M. (1160 SQ.FT.)

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