



1

Bedroom



1

Bathroom





**UNIQUE & SPACIOUS STUDIO APARTMENT IN CRYSTAL PALACE**  
A most unique Studio apartment with separate kitchen, Gothic arched windows, high ceilings and laminate wood flooring. Situated close to Crystal Palace Park and Crystal Palace Railway station. Call at your earliest opportunity and book your appointment to view. Call 020 8464 1854, send us an email: [joe@jollyeandwood.com](mailto:joe@jollyeandwood.com), or book on our website to select the time you are most available.

## UNIQUE & SPACIOUS STUDIO APAREMENT IN CRYSTAL PALACE

Oozing with character and traditional period features, this property is now available for sale. This most unique Studio apartment is spacious and briefly comprises, entrance hall, lounge and dining areas, kitchen, bedroom area, den/nook/study, with storage/sleeping area above it, and a bathroom with shower attachment and shower screen over the bath. Features include Laminate wood flooring, polished doors, and gas central heating. The property enjoys Gothic arched windows, high and varying ceiling heights and we believe you will be hard pressed to find such an atmospheric place for a first home, or to own as an investment property.

Crystal Palace Park and its International Sports Centre is also just a walk away, and if you enjoy live music, there are usually frequent and varied musical appearances performed in the park during the summer months. Crystal Palace Railway station is less than a quarter of a mile away (about a 5-minute comfortable walk away), buses are just around the corner, along with an array of local shops.

**Tenure: Leasehold with 92 Years remaining on the Lease**

**Service charge: Maintenance £110 pcm**

**Council Tax: Band C**

**Approximate size: 43 square metres**

Viewing is by appointment only and we highly recommend viewing at your earliest opportunity.

**Entrance hall** *1.64m x 0.96m (5.38ft x 3.15ft)*

Entrance hall with laminate wood flooring, entry phone, and doors to the lounge and bathroom.

**Bathroom** *2.23m x 1.73m (7.32ft x 5.67ft)*

Bathroom with panelled bath, mixer taps and shower attachment over the bath, glass shower screen, close couple WC, pedestal wash basin with hot and cold taps, radiator, mirror over the washbasin, light unit with shaver point, and ceramic wall tiling.

**Lounge and dining area** *5.06m x 2.80m (16.60ft x 9.18ft)*

Lounge with laminate wood flooring, double radiator, electrical points and telephone point, Gothic arch window to the side with leaded feature fan light above, thermostat control for central heating, door to the kitchen.

**Kitchen** *2.67m x 1.59m (8.76ft x 5.22ft)*

This is a separate kitchen with a door. Gothic arch window to the side, with leaded feature fan light above, High ceiling, built in kitchen with laminated worktop and integrated appliances. These include a steel gas hob, electric oven, stainless sink and drainer with chrome mixer taps. Additionally, there is an extractor hood, space and plumbing for a washing machine and dishwasher. Gas combination boiler.

**Bedroom area** *4.55m x 2.67m (14.94ft x 8.78ft)*

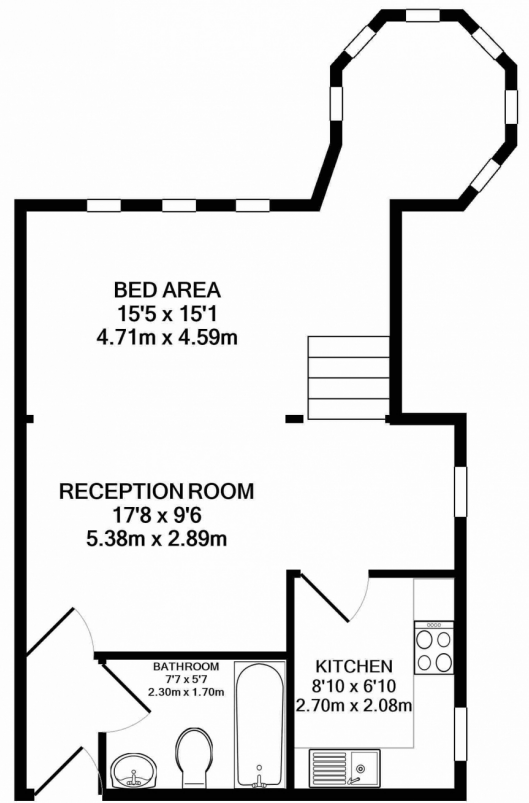
The Bedroom area is raised and has three unique windows to the front, a balustrade separating it from the lounge area, carpet as fitted, electrical points an antenna point, and a turret opening to an octagonal feature area.

**Turret Area lower level** *1.90m x 1.90m (6.23ft x 6.23ft)*

Let your imagination go wild with this very unique double-storey space. Great for a low level study area or quiet nook where you can sit and watch the world go by. There are five Gothic windows, and carpet as fitted.

**Turret Area upper level** *1.90m x 1.90m (6.23ft x 6.23ft)*

This upper level is accessed via a timber ladder and has a polished wooden flooring surface. It has been used as a bed in the past, but be careful that you don't roll off! It could be a possible wardrobe or general storage area.



TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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