

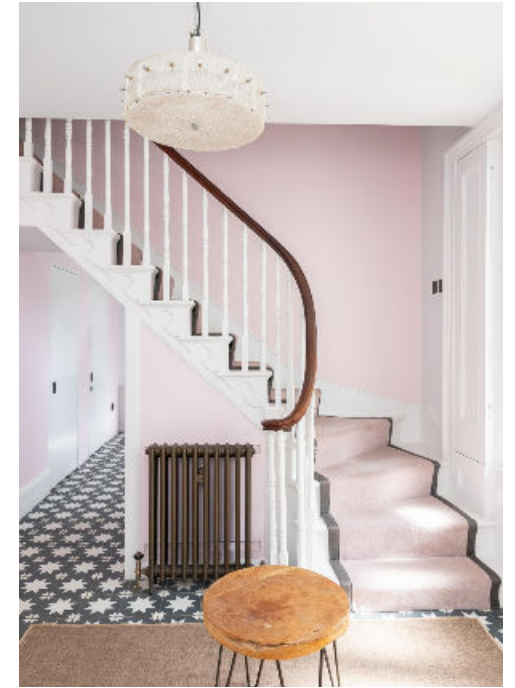


Church Road, Crystal Palace SE19

---













## Description

This exquisite Grade II listed Georgian detached house, built circa 1820, has been subject to meticulous restoration. The property, spanning over 3,000 sq ft across four floors, effortlessly marries historic charm with modern family life.

The striking stucco-fronted facade immediately sets the tone and upon entering, you are greeted by a spacious central hallway with beautifully restored period features. The current owners have spared no effort in overhauling the residence, reinstating it to its former glory while preserving its historic features, including the original radiators.

The lower ground floor has been reimagined as a captivating kitchen entertaining space, meticulously crafted by Ian Dunn. This bespoke area is equipped with Miele appliances and a Quooker Tap, making it the perfect space for hosting. This floor also boasts a utility room and guest bedroom with a contemporary en suite shower room.

The ground floor comprises a distinguished living room and a stylish bar area, with seamless access to the expansive rear garden. Additional amenities on this level include a versatile study, a cloakroom and a convenient sizeable garage.

Ascending to the upper floors, the property boasts five well-appointed bedrooms. The first floor houses a generous family bathroom, while the top floor is dedicated to a principal suite and includes an en suite bathroom.

Externally, the mature rear garden extends to over 131 ft and is a true highlight of the property. With a sunny, sociable seating area, it provides an idyllic backdrop for alfresco dining and leisure.

## Location

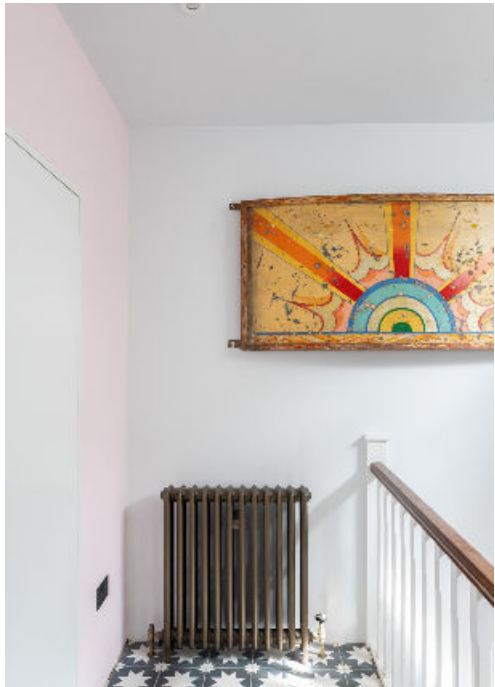
Crystal Palace is a lively area surrounded by restaurants, the Everyman Cinema, good transport links and beautiful green spaces. The popular Crystal Palace Park is close by, which features a lake and the iconic Crystal Palace Dinosaurs. The park is also home to the National Sports Centre, offering a range of sports facilities.

The area also benefits from being in close proximity to a range of world renowned independent schools including The New School, Sydenham High, Alleyns, JAGS, The Cedars School and Dulwich College.

Crystal Palace is well-connected, with several bus services and nearby train stations such as Crystal Palace and Gipsy Hill providing quick and convenient links to central London and other parts of the city.

















Tenure: Freehold  
 EPC: E Council Tax Band: G  
 Local Authority: London Borough of Croydon

Approximate Gross Internal Area = 294.8 sq m / 3173 sq ft  
 Garage = 25.3 sq m / 272 sq ft  
 Total = 320.1 sq m / 3445 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Guide Price: £2,000,000



Knight Frank  
 Dulwich  
 1c Calton Avenue  
 SE21 7DE

We would be delighted to tell you more  
 Camilla Heywood Georgia Jakstys  
 020 3815 9422 020 3815 9415  
 camilla.heywood@knightfrank.com georgia.jakstys@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated August 2024. Photographs and videos dated August 2024.  
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.