



Forming part of The Dulwich Estate and positioned close to excellent transport links and amenities, and the grade II listed Crystal Palace Park is this substantial three-bedroom apartment offered to the market ideal for a growing family that needs everything close by. This exceptional home offers a wealth of natural lighting throughout and boasts a spacious reception room with a separate, good-sized kitchen, ample storage space and a garage En- Block. Benefits include a lift, garage and access to the excellent amenities of Central Crystal Palace whilst nearby stations include Gipsy Hill, Crystal Palace and Sydenham Hill (with fast links into London Victoria). Another advantage of this position is the desirable location this property sits on with its beautiful communal gardens. This really is a must-see property. Call for internal Viewing.

Council Tax Band: C (London Borough of Southwark)

Tenure: Leasehold (123 years)

Ground Rent: £12 per year

Service Charge: £1,250 per year

Parking options: Garage

Garden details: Communal Garden

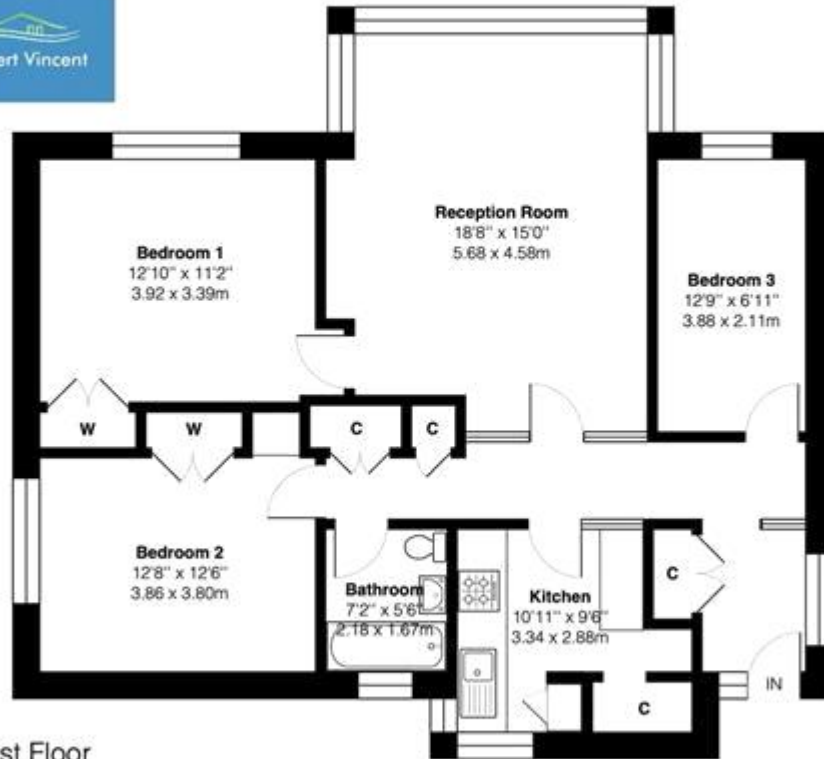


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Raleigh Court, SE19

Approximate Gross Internal Area = 970 sq ft / 90.2 sq m



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
EU Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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