



Oakfield Road, Anerley

Offers In Excess Of £305,000



Property Summary

Bought As Seen!

Propertyworld is proud to offer this CHAIN FREE two bedroom period conversion flat with access to a large COMMUNAL REAR GARDEN, PRIVATE ENTRANCE and EXTENDED LEASE. Located in upper PENGE, the flat is literally a five minute walk from CRYSTAL PALACE PARK, plus all local amenities, shops, PENGE WEST mainline station and a multitude of eateries and great pubs. An ideal first time buy, the flat is spacious and beautifully presented, with beautifully proportioned accommodation throughout. The details include: a stunning open plan kitchen lounge with high spec laminate flooring, neutral decor, a range of high gloss wall and base units, quartz worktop, integrated oven and hob plus spotlights, there are two double bedrooms - both beautifully presented with extensive BUILT IN WARDROBES & flooded in light - plus two well appointed bathrooms. One bathroom is an en suite shower room, the other is a family bathroom complete with three piece white suite, tiled floor and tiled walls. The communal garden is mainly laid to lawn with a decked patio area and an array of plants and shrubs. The flat further benefits from being offered CHAIN FREE and with a lease of 168 years (tbc).

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- Two bedrooms
- Period conversion
- Two bathrooms
- CHAIN FREE
- Extended lease
- Communal GARDEN
- Fabulous location
- Ideal first time buy
- EPC rating is D
- Council tax band C

Our Vendor Loves...

"I have loved living in this flat. It's bright and airy with big windows letting in lots of light, and the garden is a lovely place to relax in the summer. With two double bedrooms and two bathrooms, I had all the space I needed. The location is great - it's a quiet road just a few minutes walk from Crystal Palace Park and the high street; and right around the corner from Penge West and Penge East train stations it was brilliantly connected. This flat was a perfect first time buy for me."







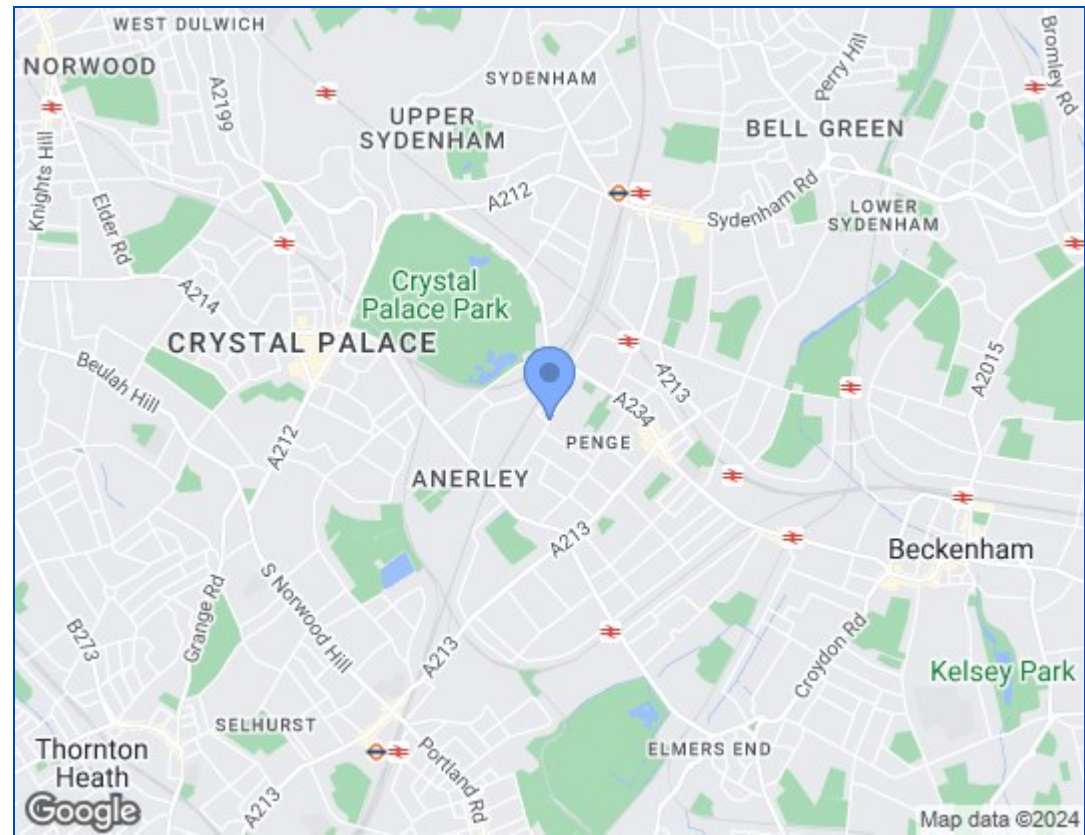
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 571 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 571 SQ FT / 53 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Oakfield Road

date 26/09/23



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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