



Anerley Park, Anerley

Price Guide £325,000



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C

Property Summary

PRICE GUIDE £325,000 - £350,000

Propertyworld is proud to offer this gorgeous, well presented, two double bedroom ground floor flat in this attractive 1930's development in Anerley Park. The accommodation is particularly spacious and flooded in natural light; it really must be viewed to be truly appreciated. The property is offered with VACANT POSSESSION and NO CHAIN.

The property is located on the ground floor and has been well maintained. The details include lounge with neutral décor, bay window to front, wood burner, and there is ample space for a dining room table and chair as well as sofas. There is a modern fitted kitchen with a range of wall and base units, solid wooden work top and inset electric oven and hob. The bathroom provides a crisp white three-piece suite, as well as a window for natural light and ventilation. Both bedrooms are doubles, though the principle is larger.

Located within the most sought-after location of SE20, in a leafy road, within close walking distance of two mainline and Overground stations (Penge West and Penge East) and the iconic, award-winning Crystal Palace Park. You have a range of gastropubs and neighbourhood restaurants that can be reached on foot, whilst you can reach Crystal Palace Triangle, with its vast array of eateries, bars and independent shops easily within five minutes or so by car.

The property is leasehold with a lease over 140 years. Service charges are also reasonable. Must be viewed.

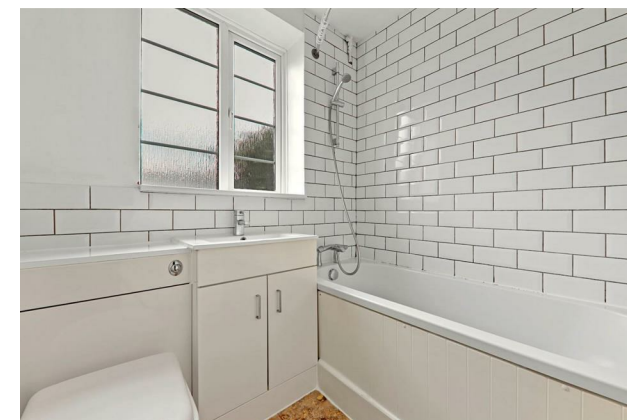
Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

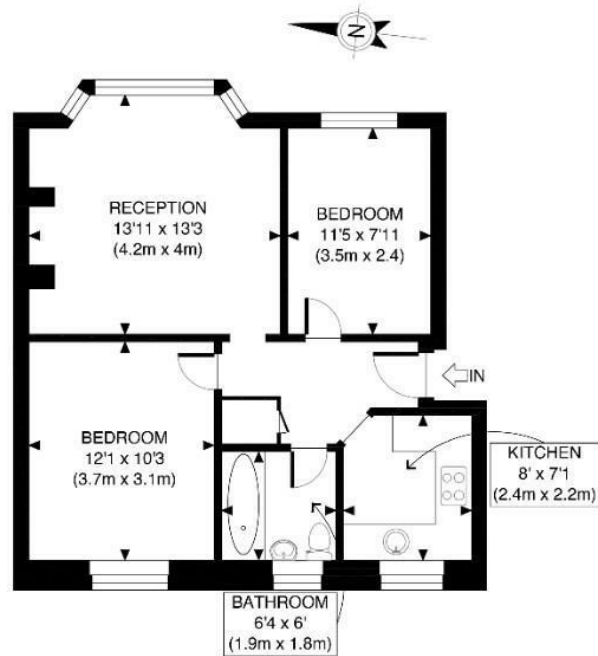
- Two double bedrooms
- Purpose built apartment
- Full of natural light
- Sought after location
- Gas central heated
- Double glazed
- No onward chain
- Epc rating C
- Long leasehold tenure
- Council tax band C

Our Vendor Loves...

"This has been a popular rental investment for many years. Tenants have always stayed a long time which reflects the attractiveness of both the flat and the building."







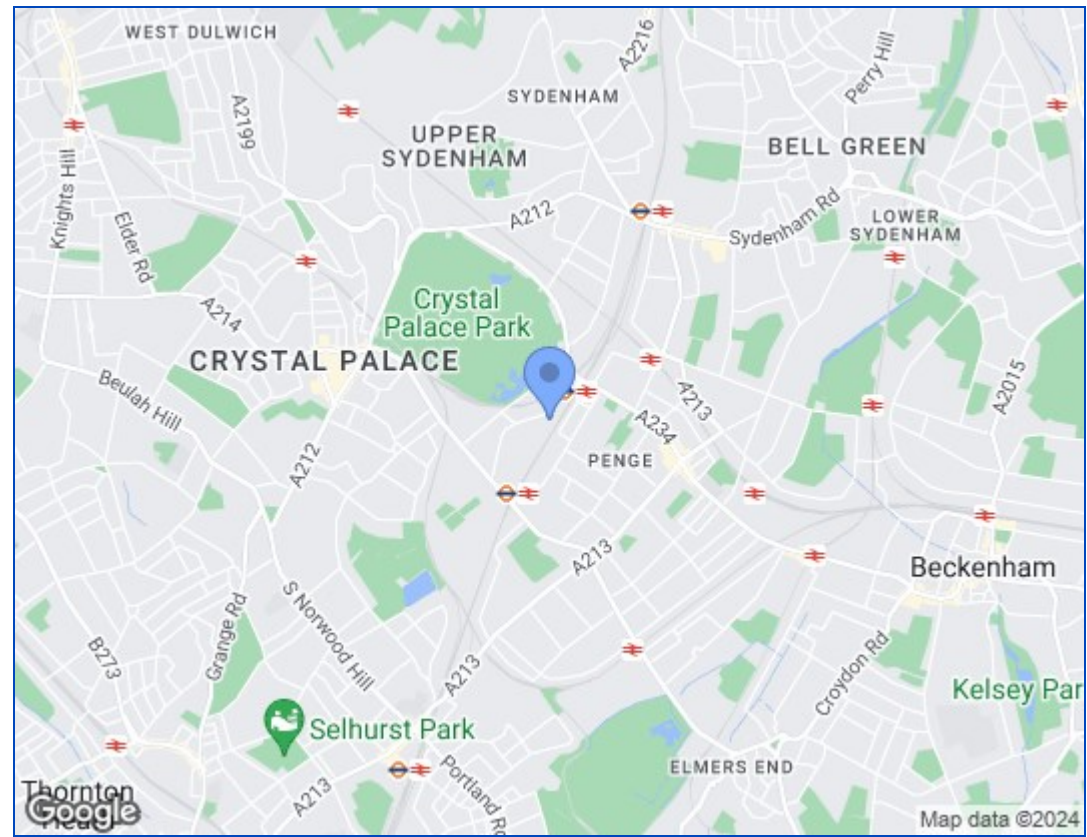
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 583 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 583 SQ FT / 54 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

Anerley Court

date 31/01/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(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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