



Anerley Park Road, Anerley

Offers In Excess Of £360,000



2



1



1



C



Property Summary

Propertyworld is proud to act as sole agents on this SHARE OF FREEHOLD top floor two bedroom CHAIN FREE flat located DIRECTLY OPPOSITE Crystal Palace Park. With OFF STREET PARKING to rear, this gorgeous purpose built flat is spacious, with generous room sizes, beautifully proportioned accommodation and is flooded in light. The property is a first times buyers dream with easy access to the centre of PENGE, uber trendy Crystal Palace, lots of transport links, great pubs and eateries. Having been renovated a few year ago, the property is offered in excellent condition throughout. The details include: there is modern fully fitted kitchen with a range of wall and base high gloss white units, high spec laminate worktop, 2 x velux windows, tiled splashback, integrated appliances, plus a built in electric oven and induction hob, the lounge is large and measures over 17ft, including spotlights, neutral decor and engineered wood, the two bedrooms are both beautifully and simply presented with neutral decor and carpet. The flat further benefits from a generous entrance hall with shoe storage and a spacious and very modern bathroom which includes - tiled walls, shower over bath and three piece suite. Offered CHAIN FREE, with PARKING and SHARE OF FREEHOLD. Located opposite the best park in South London

Penge Sales
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Property Summary

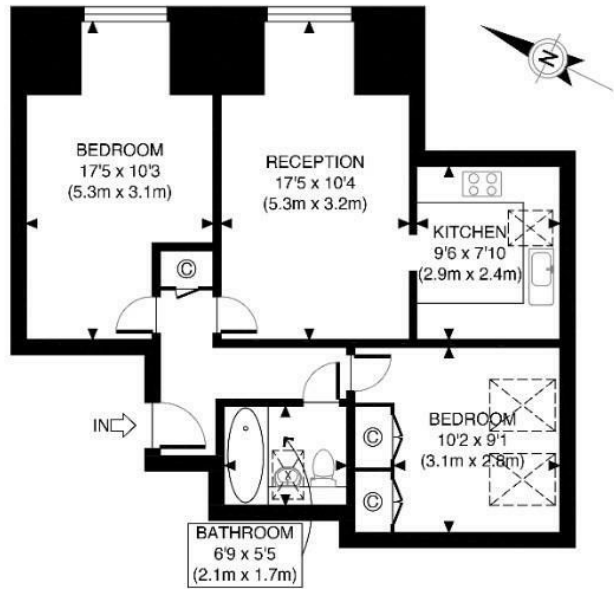
- Two bedrooms
- CHAIN FREE
- OFF STREET PARKING
- Opposite Crystal Palace Park
- Purpose built & Top floor flat
- Beautiful interior
- Spacious & flooded with light
- Share of freehold
- EPC rating is C
- Council Tax band id C

Our Vendor Loves...

We love the sloping ceilings and the light in the flat. It is a big two bed and the park being opposite is a joy. There is a car park at the back too which has always proved really convenient.

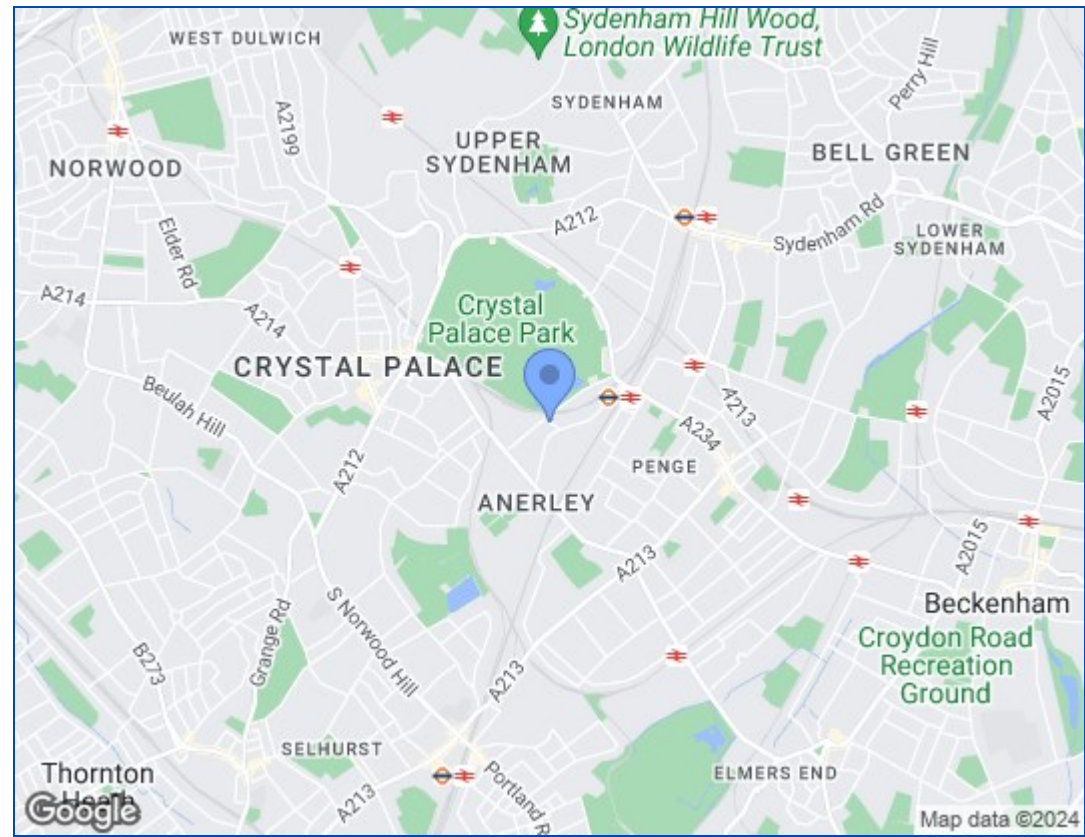






SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 651 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 651 SQ FT / 60 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	Avery Court date 07/02/24
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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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