



**Croydon Road, Anerley**

Offers In Excess Of £375,000



## Property Summary

Propertyworld is proud to present this quaint, Victorian, garden flat to the sales market. Packed with charm, the property boasts its very own private garden to rear and is bright and airy throughout.

Minutes walk of Anerley train and Overground stations, including Birkbeck and Norwood Junction offering fast and regular services into Central London and beyond. There is a large supermarket, some smaller shops, as well as Parklands very close by. High street Penge is also easily walkable, offering a wide range of restaurants, coffee shops and gastropubs. This particular home offers all the creature comforts that one craves from a period style conversion flat and accommodation to summarise is as follows:

Entered via large, partly stained-glass door into the entrance hall. Large bedroom to front with high corniced ceilings and tall windows, flooding the room in natural light.

The lounge comes with repeat high ceilings, fitted wood floors - providing a cosy, yet spacious room. allowing access to the Kitchen and additional separate access to a lean too/utility, via full aspect double doors - a real bonus for storage space. The kitchen comes as expected, with a range of crisp white, wall and base cupboards, completed with an integrated oven and hob. A fully tiled bathroom provides a three-piece suite, with window for natural light and ventilation, not forgetting a wall-to-wall, partly mirrored sliding door cupboard housing the boiler and storage space. The lean too takes you out to beautifully tendered garden with decked patio, leading onto a laid lawn with a useful rear gate for private, pedestrian access.

Forming part of a once grand, Victorian house this home also comes with it's very own allocated parking space to front and a SHARE OF FREEHOLD.

Penge Sales

020 8659 1005

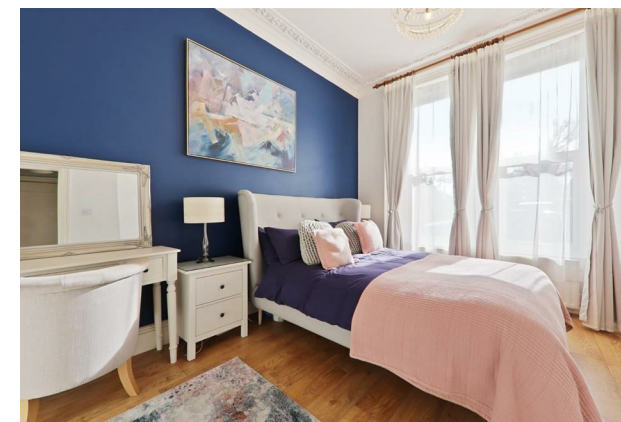
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

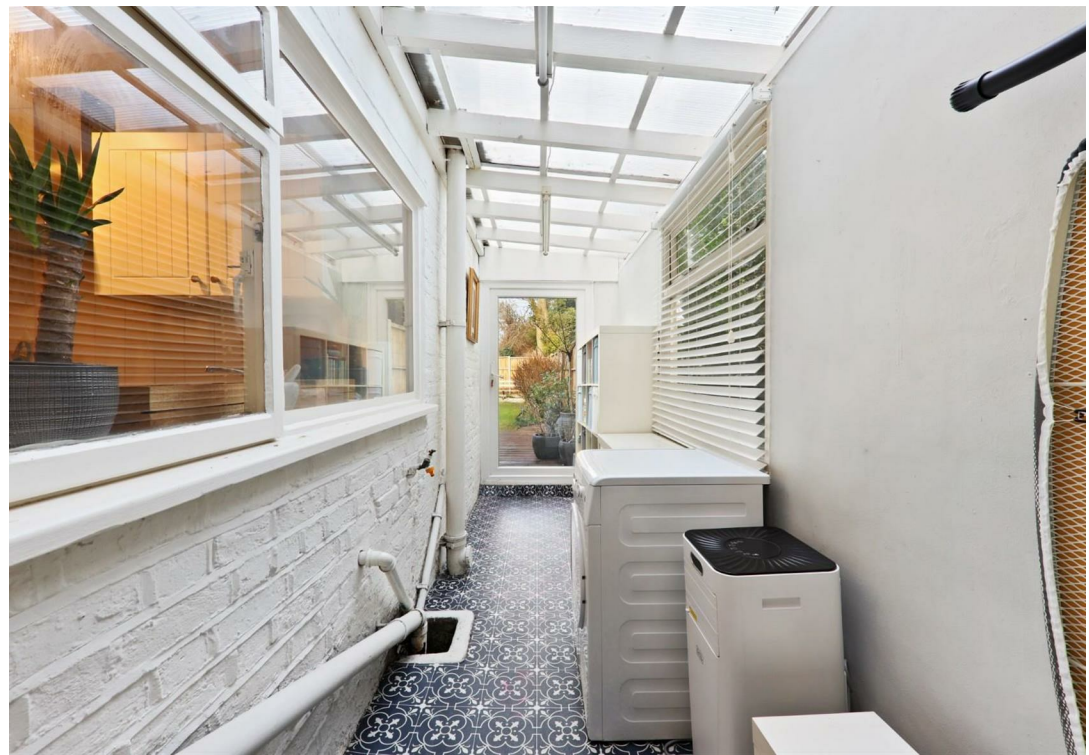
- One Bedroom
- Victorian conversion Flat
- Own Rear Garden
- Utility room
- Allocated parking space to front
- High ceilings
- Gas central heated and Double glazed
- Shared Freehold
- Epc Rating D
- Council Tax Band B

## Our Vendor Loves...

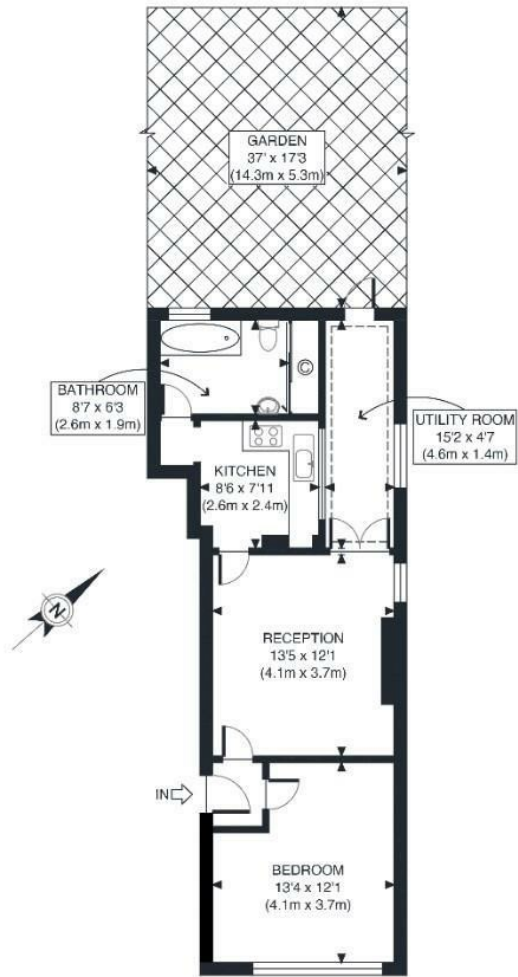
What first attracted me to this flat was the private back garden which feels secluded as it isn't overlooked at the back. The high ceilings in the flat make it feel really spacious and there is an invaluable amount of storage space. The allocated parking space is very convenient, and the area is really well connected with several stations within easy distance with trains to central London and good bus routes. I really hope whoever buys the flat enjoys living here as much as I have over the last 9 years.





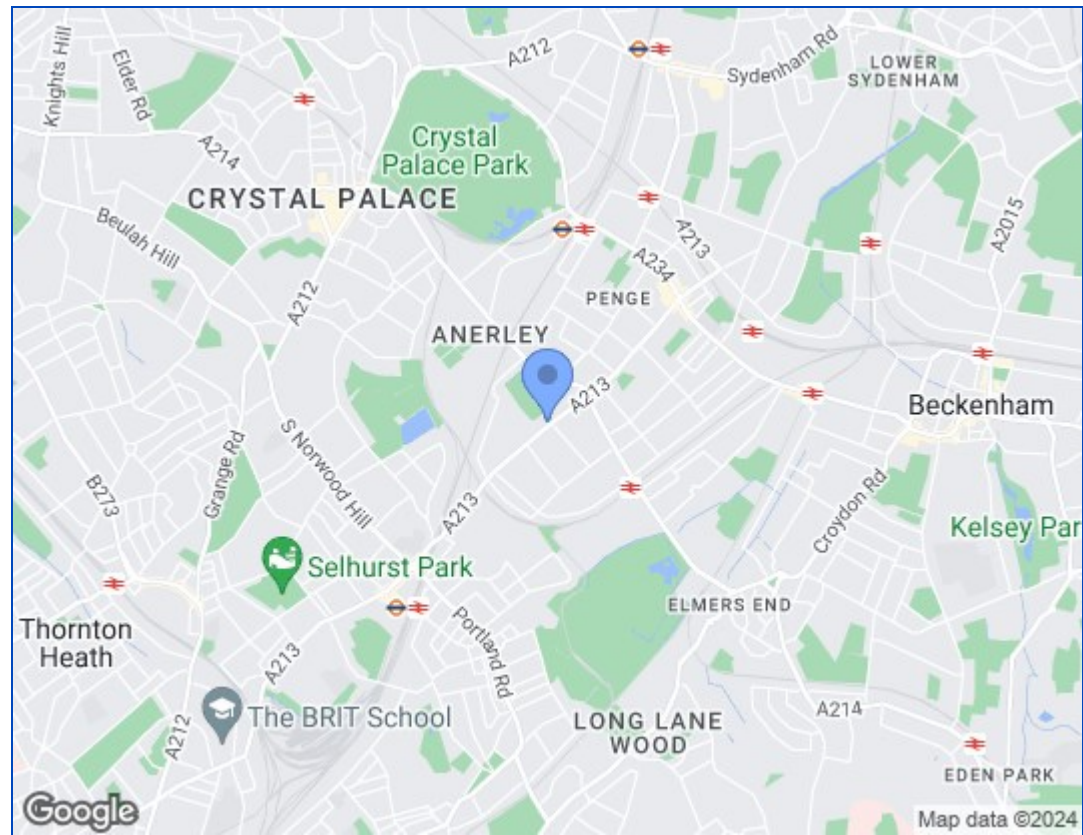






GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 554 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 554 SQ FT / 51 SQM	Croydon Road
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	date: 26/02/24 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	75
(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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