



Stembridge Road, Anerley

Offers In Excess Of £325,000



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Property Summary

Guide price of £325-335k

Propertyworld is pleased to offer this stunning, first floor, two bedroom, apartment - with its very own section of private garden, to the Sales Market.

Located in a beautiful semi detached building on a gorgeous tree lined road, the property is ideally positioned for lots of local amenities, transport links and is only a short bus ride into the centre of fashionable Crystal Palace. The property has been lovingly maintained and modernised by the current owners and is offered to the market in simply stunning condition.

Spacious, with generous sized rooms - perfectly proportioned, we believe the property is an ideal first time buy. The details include: A large and bright lounge to front with neutral decor, attractive bay window and fitted carpet, stunning kitchen with wood fronted wall and base units, tiled floor, contemporary inset butler sink, integrated oven, hob & extractor fan, pull down dining table and large double glazed window to side which floods the room in natural light, two bedrooms (1 db, 1 sgl) and stunning bathroom with fully tiled walls and floor, walk in shower, ceramic sink and heated chrome towel rail.

Outside to rear - via the side a side access, there is a Sunny and SECLUDED PRIVATE GARDEN, providing a patio leading onto a lawn with shrub/ flower borders.

Boasting a shared freehold, and a replaced boiler, this home is a must have for any purchaser looking to move into a home without any modernisation required.

Property Summary

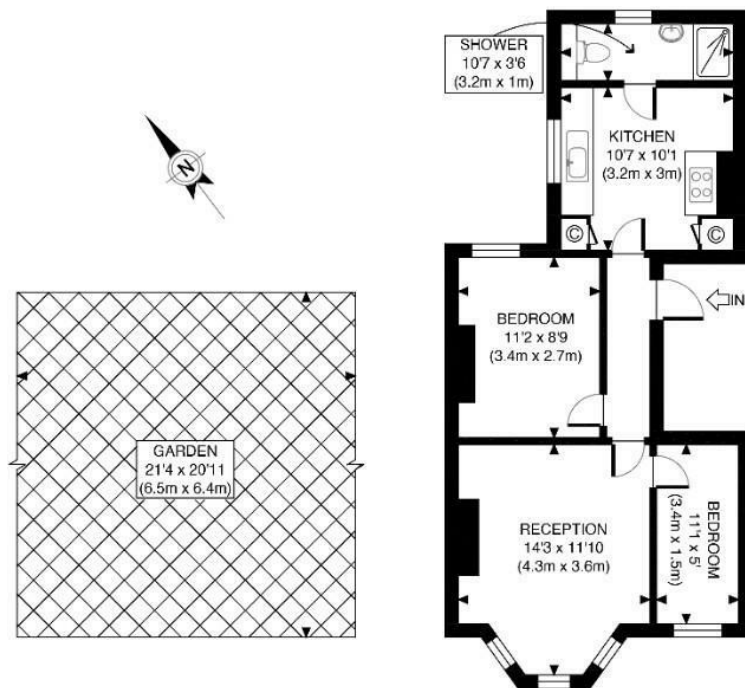
- Two bedrooms
- Period conversion
- Well presented and ready for immediate residence
- Fabulous location
- Private garden
- Beautiful kitchen
- Semi-detached building
- SHARE OF FREEHOLD
- Council Tax band B
- Epc rated C

Our Vendor Loves...

What first attracted us to our flat is how light it is, the fact it has a private garden and its proximity to Crystal Palace. We love how peaceful the road is and there is a real community spirit which we haven't had elsewhere in London. The flat has always felt homely and we've really enjoyed having a spacious kitchen. A lot of new independent businesses have opened up since we moved here - such as The Craft Beer Cabin' and The 'Chatsworth Bakehouse', which is halfway between Anerley and Crystal Palace. It's also got great transport links with five stations between a 10 and 20 minute walk away. We've been extremely happy here and hope the next owners will feel equally at home.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 499 SQ FT

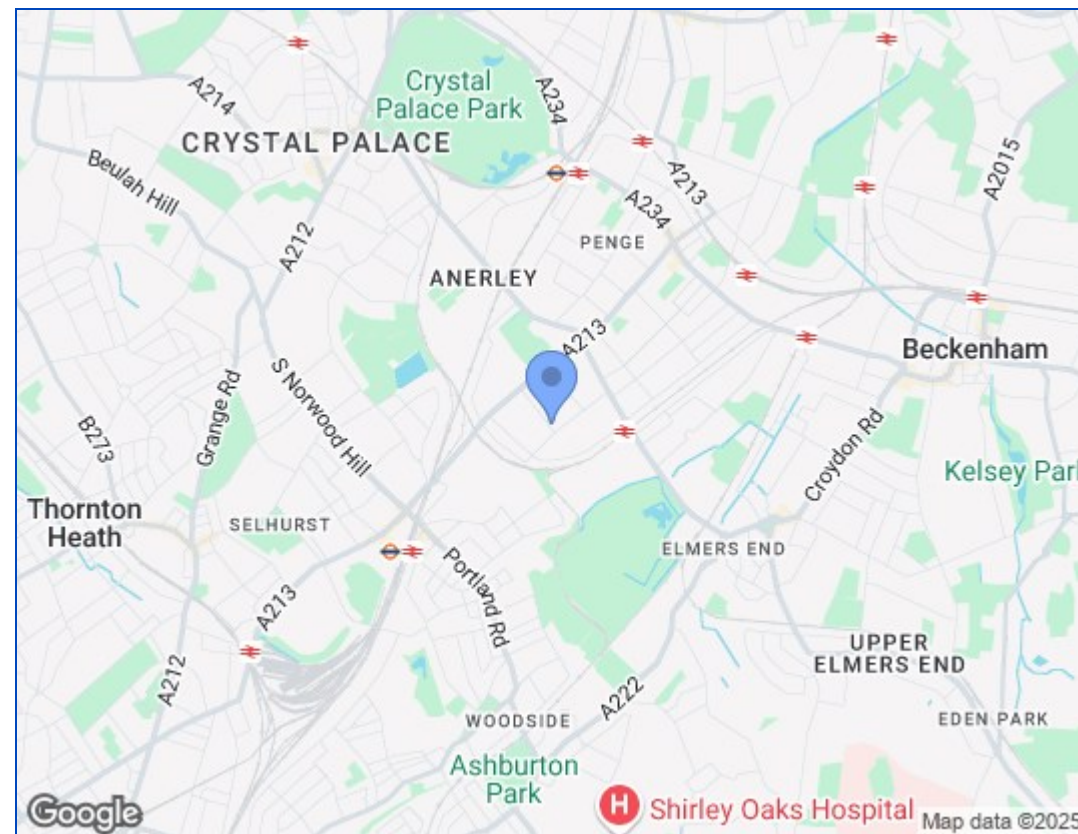
APPROX. GROSS INTERNAL FLOOR AREA 499 SQ FT / 46 SQM

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

Stembridge Road

date 10/06/24

photoplan



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