



## Rosebank, Anerley

Price Guide £425,000



## Property Summary

GUIDE PRICE: £425,000 - £435,000

Propertyworld presents to the market, this gorgeous two DOUBLE bedroom first floor, GARDEN maisonette. Situated, literally a stones throw from CRYSTAL PALACE PARK, the property is a fantastic locations for commuters too, having 4 MAINLINE RAIL STATIONS just minutes walk away available at; PENGE EAST / WEST, CRYSTAL PALACE AND ANERLEY (Penge West and Anerley mainline station for the East London Line).

Property details include: First floor accommodation. boasting its very own front door. with a hall allowing access to all rooms separately. The lounge sits to the front of the property and is large enough to accommodate table and chairs, as well as sofas. Both bedrooms are generously sized DOUBLES.

The kitchen comes with a range glossy, crisp white wall and base units, thus allowing plenty of counter space for food preparation. The Bathroom provides a crisp white three piece suite, completed with wall-to-floor tiling, including a frosted window for natural light and ventilation.

Best of all is the wrap-around, fully enclosed garden that this property has to offer - a rare find in this area - which allows for secluded hosting on the deck and plenty of remaining space to enjoy in the summer and all year round!

Situated within a small, quiet close of only similar homes - this is a property definitely not to miss!

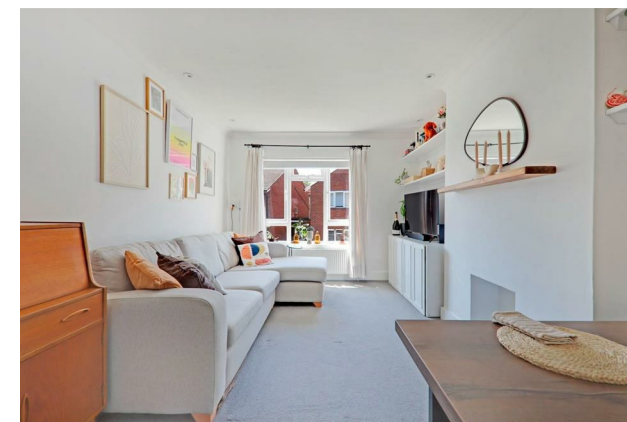
Penge Sales  
020 8659 1005  
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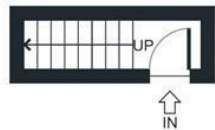
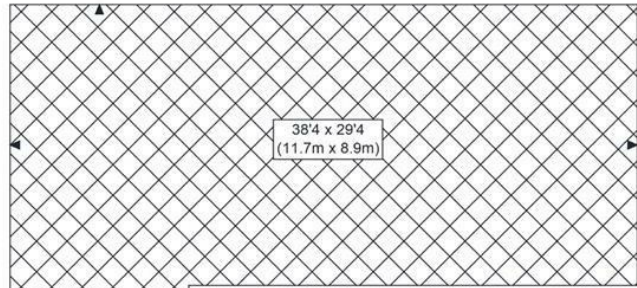
- Two Double bedrooms
- Purpose built maisonette
- First floor accommodation
- Own front door
- Spacious accommodation throughout
- Quiet Close - Sought after location
- Wrap around garden
- Leasehold tenure - with long lease
- Epc Rated C
- Council Tax Band C

## Our Vendor Loves...

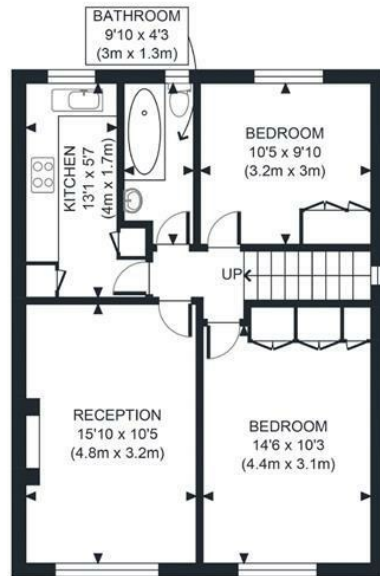
We love our bright and spacious flat and are sad that circumstances take us away from London and our home. We particularly love the large size of the rooms and the garden, a real unique gem that sets the place out from properties in the area. The close is lovely and quiet, with a good mix of families and couples and its location affords amazing access to the beautiful Crystal Palace Park, the National Sports centre and some great stations for easy reach into Central London and beyond.







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 33 SQ FT



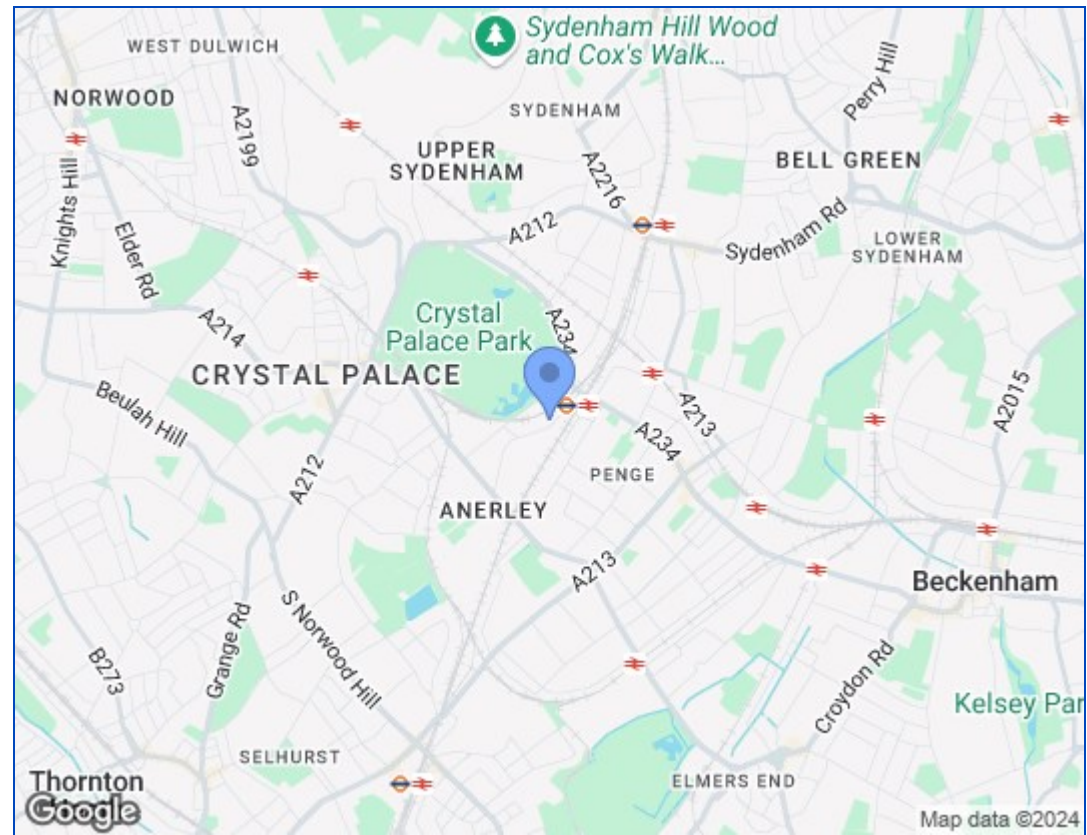
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 619 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 652 SQ FT / 61 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

Rosebank

date 11/01/22



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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