



Orchard Grove, Anerley

Asking Price £270,000



Property Summary

Propertyworld presents to the sales market, this CHAIN FREE & GROUND FLOOR, one bedroom apartment. Tucked away within a prestigious residential cul-de-sac development, this is a great purchase for any first time buyer, as well as long term investment buyers likewise. London and surrounding commute is made easy, having THREE mainline stations within minutes walk away. Best of all is much sought after Crystal Palace Triangle - the perfect host for door-to-door Pubs, bars, restaurants and eateries. However, If your craving a bit nature, a stroll or simply somewhere scenic to go for a run - then look no further than the the iconic Crystal Palace Park - literally next door!

Situated on the ground floor of a modern block and set amongst houses of similar build style. and other blocks, the apartment comes with no onward chain and provides as follows: Communal door to ground floor entrance hall. You enter the flat itself into a hallway with a large storage cupboard and entry phone system. The lounge is fabulous - big, bright, nicely presented and large enough to accommodate both living room and dining room furniture. There is a patio door which leads into communal gardens. The kitchen is modern and fitted and accessed buy a small arch. With a large number of Beech fronted wall and base units and lots of worktop space, plus a large window flooding the room in light - its a great place to cook. The bedroom is big and includes large built in wardrobes, carpet and neutral decor. There is also a clean and tidy bathroom with a three piece suite.

CHAIN FREE, FABULOUS DEVLEOPMENT, SPACIOUS AND READY FOR IMMEDIATE OCCUPATION.

Call Propertyworld now on 0208 488 0011.

Penge Sales
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Property Summary

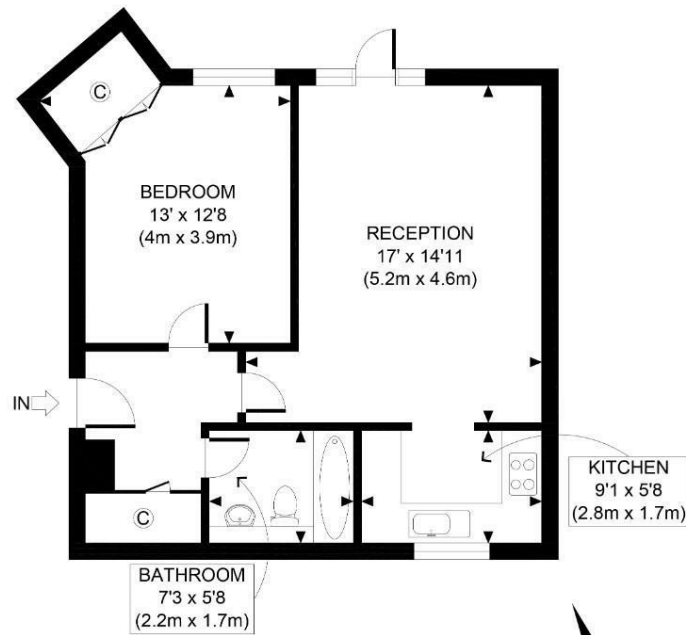
- One bedroom flat
- Modern, purpose built
- Ground floor
- Fabulous locaton
- CHAIN FREE
- First time buyers dream
- Spacious accommodation
- Excellent condition
- Parking
- EPC rating is C, council tax is B

Our Vendor Loves...

This has been a great property and a happy home for those who have called it home.







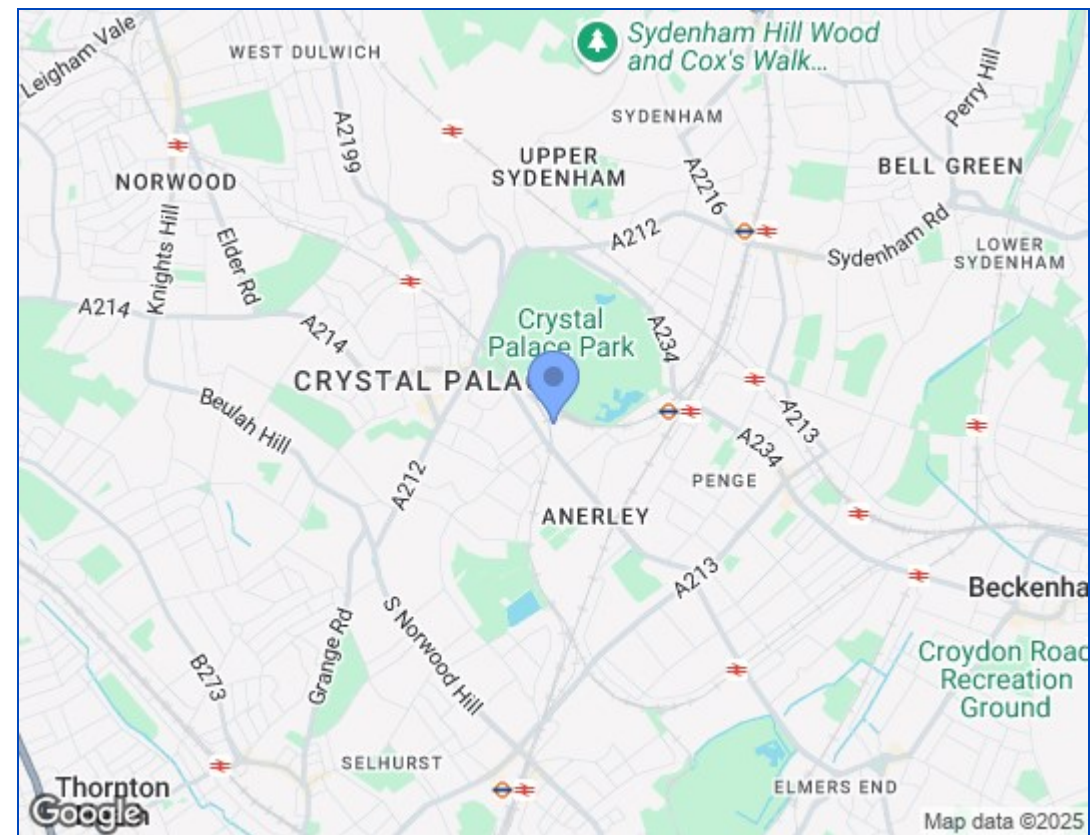
APPROX. GROSS INTERNAL FLOOR AREA 543 SQ FT / 50 SQM

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

Orchard Grove

date 19/02/25

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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