



Lullington Road, Anerley

Price Guide £350,000



Property Summary

Propertyworld is delighted to present this beautiful two-bedroom flat, nestled on the top floor of a low-rise, purpose-built block on the ever-popular Lullington Road, SE20. Tucked away in a peaceful cul-de-sac with off-street parking and attractive communal gardens to the rear, this flat offers a real sense of calm, light and space – a perfect first-time buy or long-term home.

Flooded with natural light throughout, the accommodation is bright, airy and well-proportioned. The stylish, modern kitchen is fully fitted and ideal for cooking up a storm, while the bathroom is equally smart and contemporary. There are two generous bedrooms, plus excellent storage – including a large walk-in cupboard that's perfect as a home office or dressing room. There's also a sheltered private balcony off the front door, offering a perfect little retreat for your morning coffee or evening glass of wine.

The flat benefits from a brand new 125-year lease, and has a boiler that was installed in 2020 with 5 years remaining on the warranty adding to the peace of mind. The development itself is well maintained, with a strong sense of community and well kept shared spaces.

Located in Anerley/Crystal Palace borders, you're a short stroll from the glorious green spaces of Crystal Palace Park and the fabulous Crystal Palace Triangle – packed with independent shops, gastropubs, coffee houses and more. Penge can also be easily reached on foot providing yet more options to dine, shop and have a drink with friends. Commuters will love the excellent transport links, with both Anerley and Crystal Palace stations (Overground and mainline) within easy walking distance.

A lovely flat in a brilliant location and an ideal first-time purchase. Don't miss it.

Penge Sales
020 8659 1005
www.propertyworlduk.net

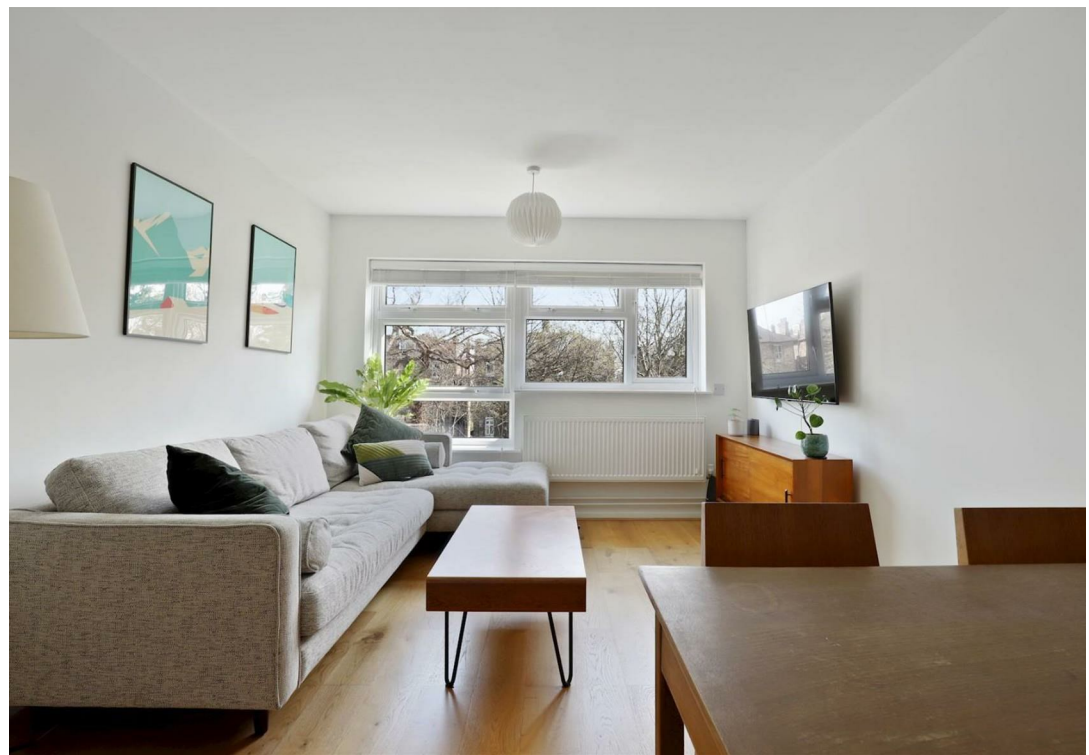
Property Summary

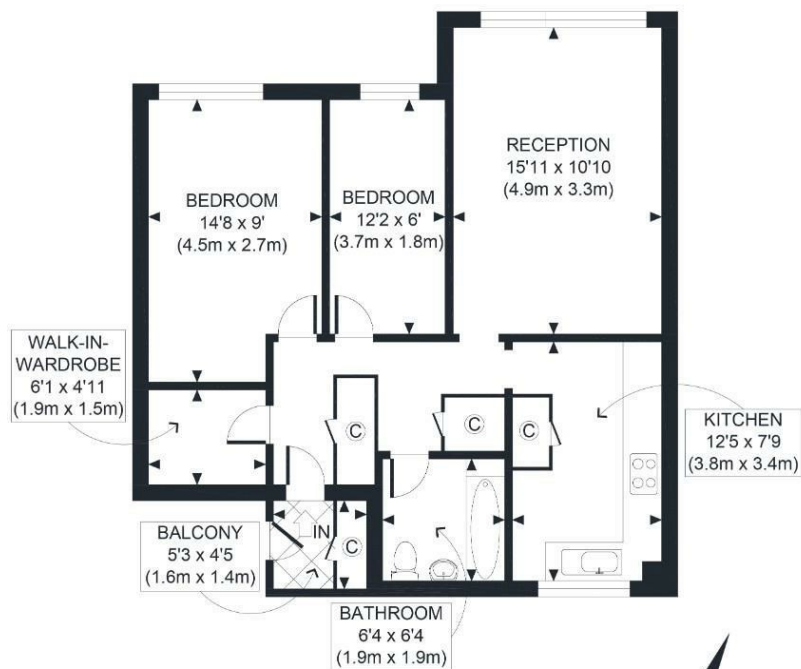
- Two bedroom top floor flat
- Abundance of natural light
- Recently extended lease - 125 years
- Modern fitted kitchen
- Contemporary bathroom
- Lots of versatile storage
- Off street parking within quiet cul-de-sac with Pretty communal gardens
- Leasehold Tenure -with a long lease term
- Council Tax C
- EPC Rating C

Our Vendor Loves...

"We have loved living here for the past five years and will really miss the flat. We are upsizing but this is a perfect first-time buyer property in a brilliant location. Crystal Palace Park is literally 2-3 minutes' walk away, Anerley and Crystal Palace train station can be reached within a 10 minute walk (giving access to mainline and overground trains) and it's really easy to get to Gatwick too! There are a lot of great independent businesses, as well as pubs, bars and restaurants on the Crystal Palace triangle and in Anerley. Penge and Beckenham aren't far either. The flat itself is quiet and peaceful, catching the morning and evening light. The bedroom, living room and kitchen are a great size and the amount of storage space has been extremely useful. We think whoever buys here will be very happy."







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 646 SQ FT

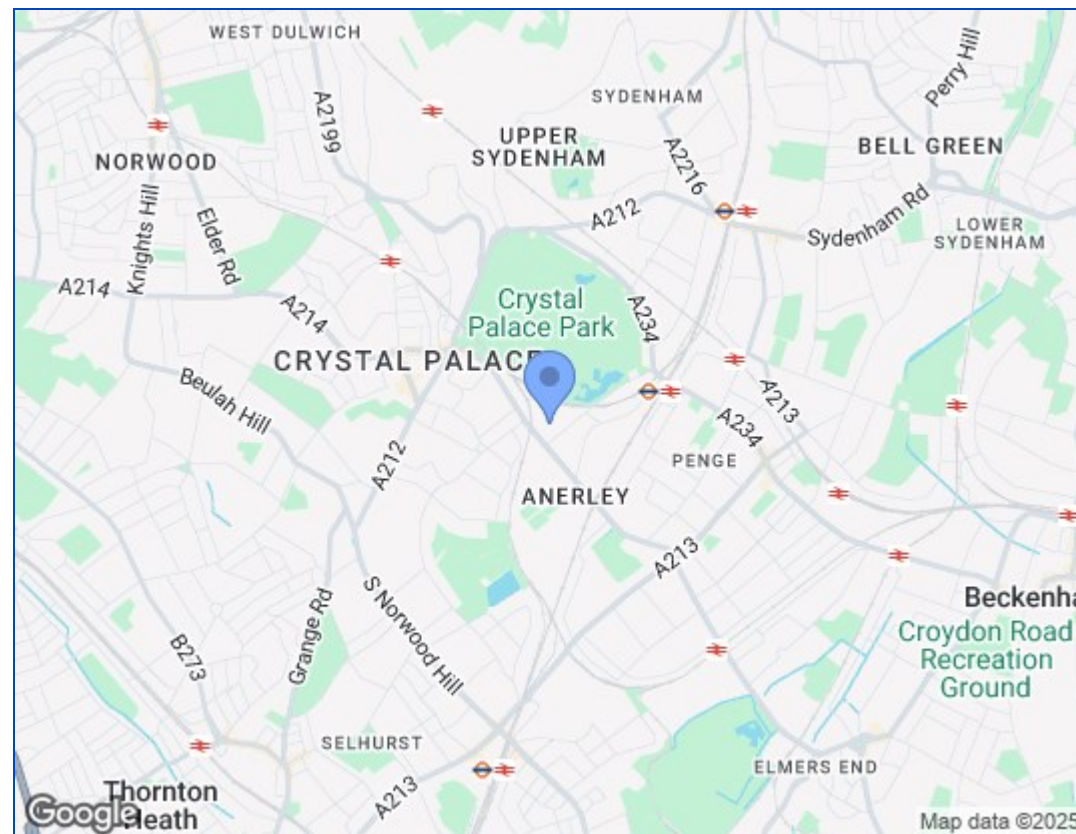
APPROX. GROSS INTERNAL FLOOR AREA 646 SQ FT / 60 SQM

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

Lullington Road

date 07/04/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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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