



## Anerley Park, Anerley

Price Guide £325,000



## Property Summary

PRICE GUIDE £325,000 - £350,000

Propertyworld is delighted to present this gorgeous one bedroom, top floor apartment with a large communal garden, set within a stunning semi-detached Victorian mansion on the highly sought after Anerley Park.

Offered with vacant possession, no onward chain, and a share of freehold, this beautifully presented flat is full of charm and natural light. The building has recently undergone significant external upgrade works, including the roof, guttering, and masonry, and is in excellent condition.

Internally, the space is generous and thoughtfully laid out. The large reception room measures over 16ft in length, easily accommodating both a comfortable seating area and dining space—perfect for entertaining or relaxing. It also features original stripped wooden flooring and leads directly into a modern, fully fitted kitchen. The spacious double bedroom is bright and welcoming, while the well-appointed bathroom and separate WC add further practicality. The property also has access to a huge loft, offering extensive storage.

The location is outstanding. Set on a leafy, tree-lined avenue, the property is moments from the award-winning Crystal Palace Park and within easy walking distance of Anerley, Penge West, and Crystal Palace stations - offering Overground and National Rail connections for fast, convenient travel into Central London.

The vibrant Crystal Palace Triangle is also nearby, packed with gastropubs, restaurants, coffee shops, and a wide variety of independent shops.

A fabulous flat in a stunning building on one of SE20's most desirable roads. Ideal as a first-time buy or stylish London base. Call Propertyworld to view!

## Property Summary

- Top floor one bedroom apartment
- Set within a handsome Victorian villa
- Large rear shared garden
- Access to a huge loft
- Full of natural light
- Spacious reception
- Large double bedroom
- Shared freehold Tenure
- EPC Rating D
- Council tax band B

## Our Vendor Loves...

"This was my first home and I loved every day I spent here. Light streams in from three directions which makes the place feel so spacious whatever time of day. In summer I used to have my morning tea on the balcony and watch the swifts careening around the street. It's a lovely, peaceful street lined with huge trees and only a minute's walk away from the excellent Crystal Palace Park with its cafes and sports centre. For public transport you are only 5 mins walk from either Anerley or Penge West on the Overground. This flat has sole access to a huge loft space and a heap of charm which I couldn't resist. There's a very large, well maintained shared garden which is great for BBQs. I'm an artist and I hosted many parties, concerts, exhibitions and dinners here over the years, both inside and outside. I feel this flat will be missed not only by myself but also by all my friends. I'm sure a creative soul will fall for it just like I did. "

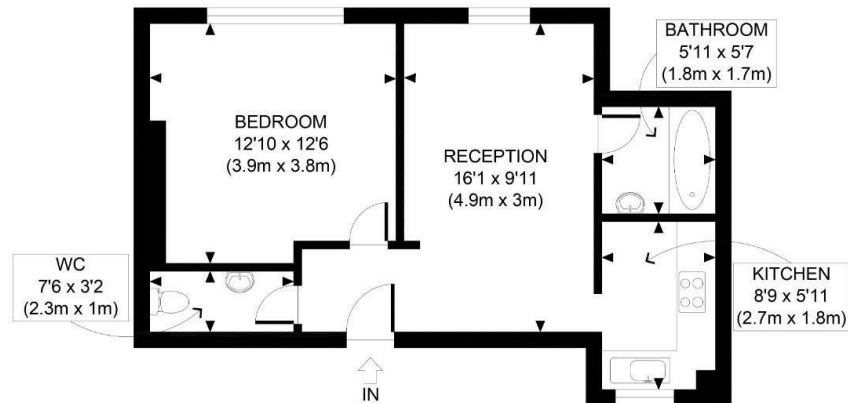


Penge Sales

020 8659 1005

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SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 465 SQ FT



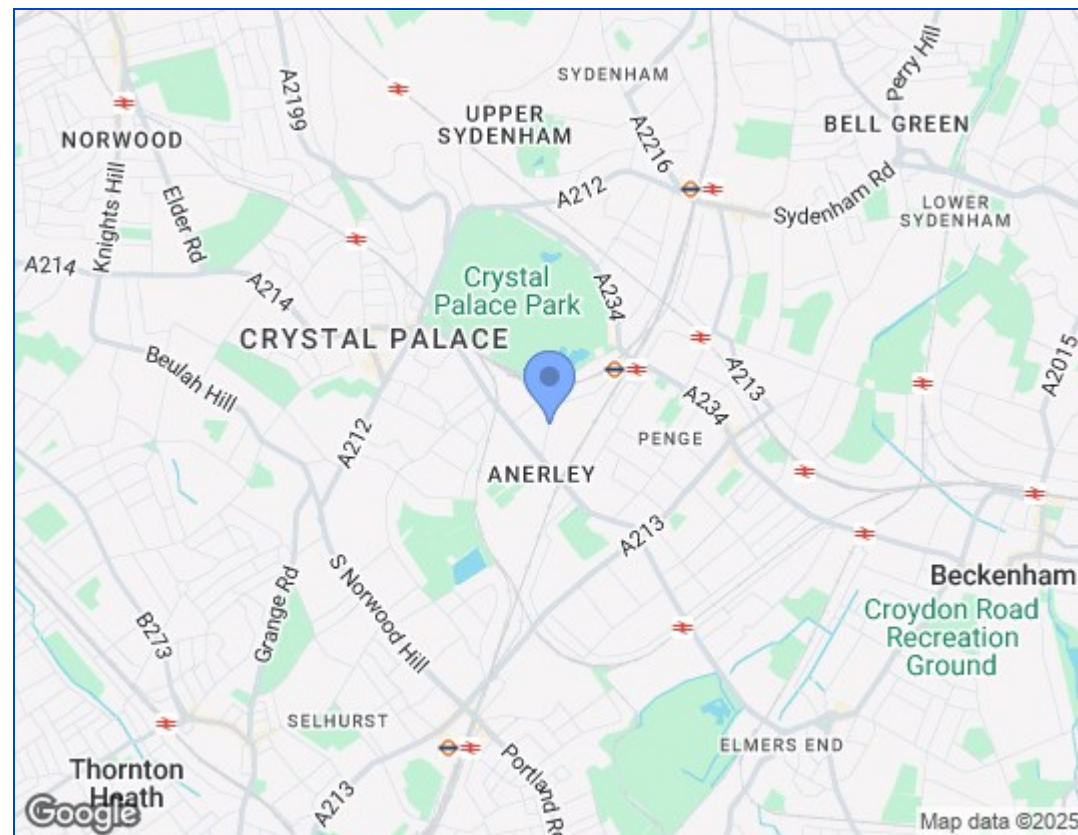
#### APPROX. GROSS INTERNAL FLOOR AREA 465 SQ FT / 43 SQM

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

Anerley Park

date 16/04/25

photoplan



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 79        |
| (69-80) <b>C</b>                            | 64                      |           |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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