



Anerley Road, Anerley

Price Guide £325,000



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Property Summary

GUIDE PRICE £325,000 - £335,000

Propertyworld is delighted to present this charming, well-presented two double bedroom ground floor flat in Dover House, an iconic Art Deco-style building in the very heart of Anerley.

Flooded with natural light and boasting generous proportions throughout, this fabulous, purpose-built flat offers a modern, well presented living space, and is an ideal first time buy. The accommodation includes two spacious double bedrooms, a bright and inviting lounge, a beautifully appointed contemporary bathroom suite, and a fully fitted modern kitchen.

Set in a sought-after and well-maintained development, the building itself has a strong sense of community and is professionally managed. There is a shared communal space to the rear, perfect for bikes, buggies or general storage, as well as a small grassy area to the front, adding a welcome touch of green.

With a long lease of over 130 years and low service charges, it's a fantastic option for first-time buyers.

The location is superb — just minutes from Anerley train station and within easy walking distance of Penge, Crystal Palace, and the magnificent Crystal Palace Park. You're surrounded by green spaces including Betts Park, with an array of independent retailers, gastropubs, cafés, and restaurants close by, adding to the vibrant local community feel.

This is a rare opportunity to secure a bright, stylish home in a unique and desirable building — early viewing is highly recommended.

Penge Sales

020 8659 1005

www.propertyworlduk.net

Property Summary

- Two bedroom flat
- Ground floor
- Iconic art deco style building
- Full of natural light
- Modern fully fitted kitchen
- Contemporary bathroom
- Shared communal space
- Both bedrooms are doubles
- EPC Rating D
- Council Tax band B

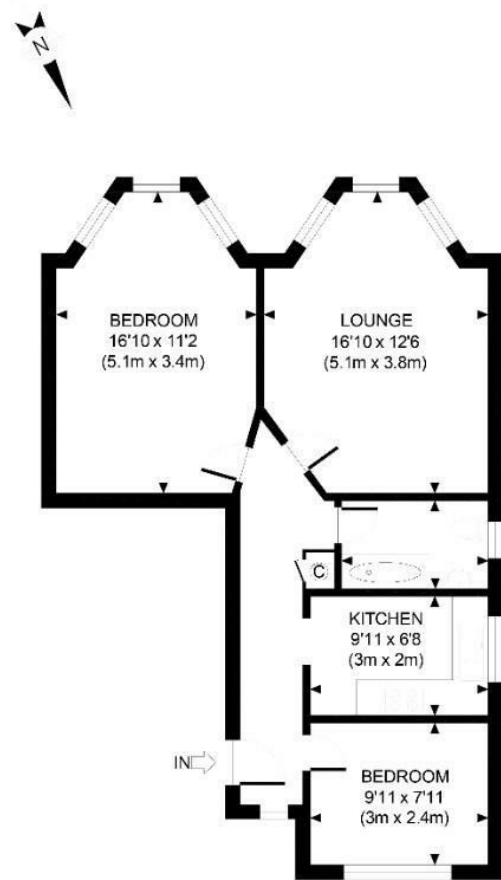
Our Vendor Loves...

"We have loved living here the last 6 years. Dover House has a real sense of community and there is always someone around if you need a helping hand.

We're going to really miss living in this area, there's everything you need: parks, pubs, shops and transport. Our kids have loved growing up here!"





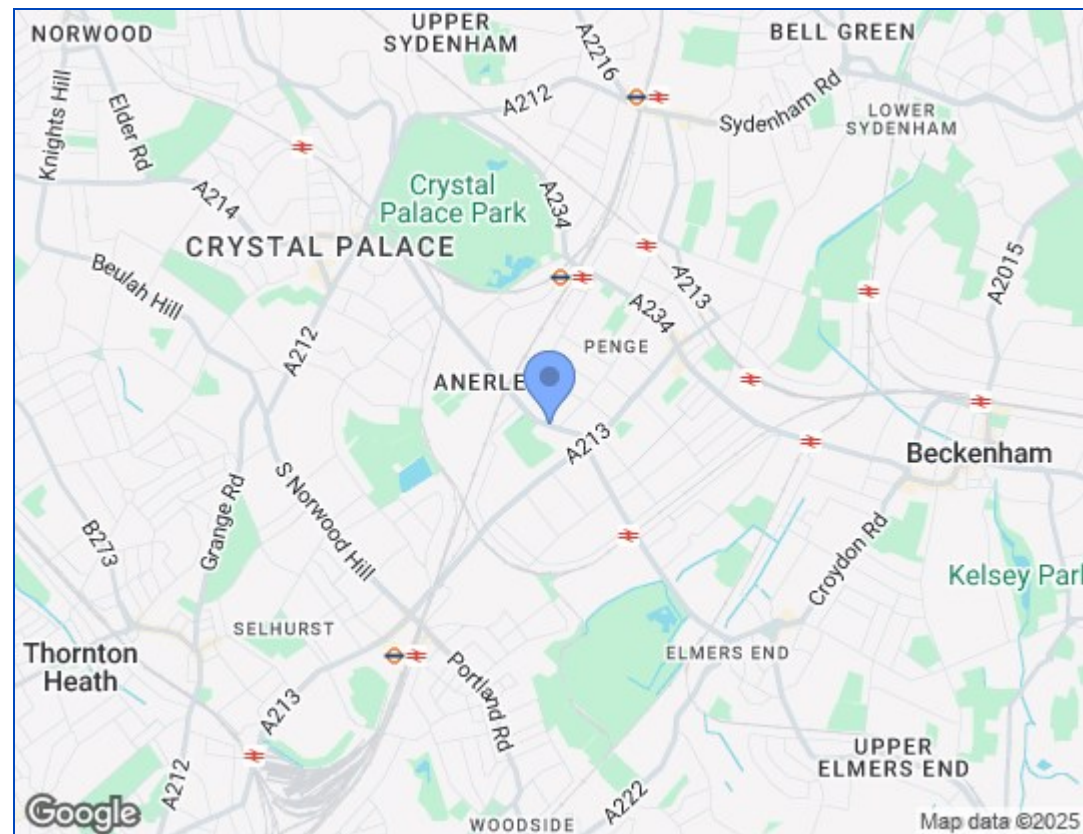


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 631 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 631 SQ FT / 59 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

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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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