



Rosebank, Anerley

Asking Price £425,000



Property Summary

Propertyworld proudly presents this TWO DOUBLE BEDROOM, purpose built maisonette within the highly sought after Rosebank. Rosebank is small cul-de-sac off of Anerley Park, its a stone's throw from the award winning 'Crystal Palace Park' as well as a short walk to Penge High Street with its extensive range of shops, restaurants, cafes, and gastropubs including the fabulous Bridge House. The property is also perfectly located for commuters, having 4 mainline railway and Overground stations nearby: Penge East, Penge West, Crystal Palace and Anerley. The accommodation is bright and airy, with generous room proportions and plenty of natural light. What makes this property unique from the many of the others within the cul-de-sac is the point that this particular home comes with its very own OFF ROAD PARKING FOR TWO CARS! The reception room measure in excess 16ft long, with beautiful fitted wood floors and gorgeous views over a large shingled garden. There is plenty of room for a dining area as well as room to relax and unwind. Both bedrooms are double in size and come with repeat flooring a per lounge. The kitchen offers a range of cream coloured cupboards, with clean white, brick tile style splash-back and wooden worktops. The bathroom provides a white three piece, including a window for that all important natural light and ventilation. The maisonette has double glazing throughout and a modern combi boiler. It also comes with a very useful external storage area near the entrance that can house a bike, gardening equipment and much much more. However, most importantly to mention, this home comes with a LONGLEASE!

Penge Sales
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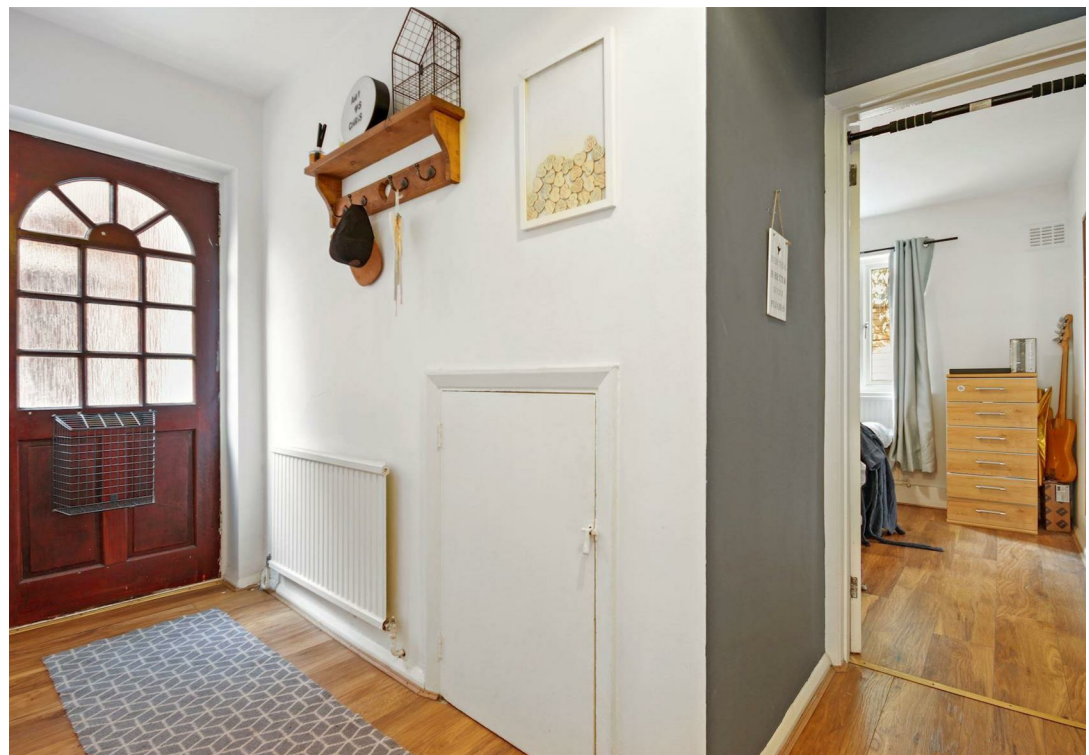
Property Summary

- TWO DOUBLE BEDROOMS
- Ground floor Maisonette
- PRIVATE GARDEN
- OFF ROAD PARKING -2 CARS
- 16.6ft approx lounge
- Re-fitted bathroom, w/c
- Own front door
- Leashold Tenure - long lease term
- Epc Rated D
- Council Tax Band C

Our Vendor Loves...

" This has been a great home, Our close is so quiet and we are one of very few that has off road parking! Our place is really bright and the neighbours are almost like family. The garden was a god send during lock down and nowadays its so easy to jump on the train at Penge West and get into London within minutes."

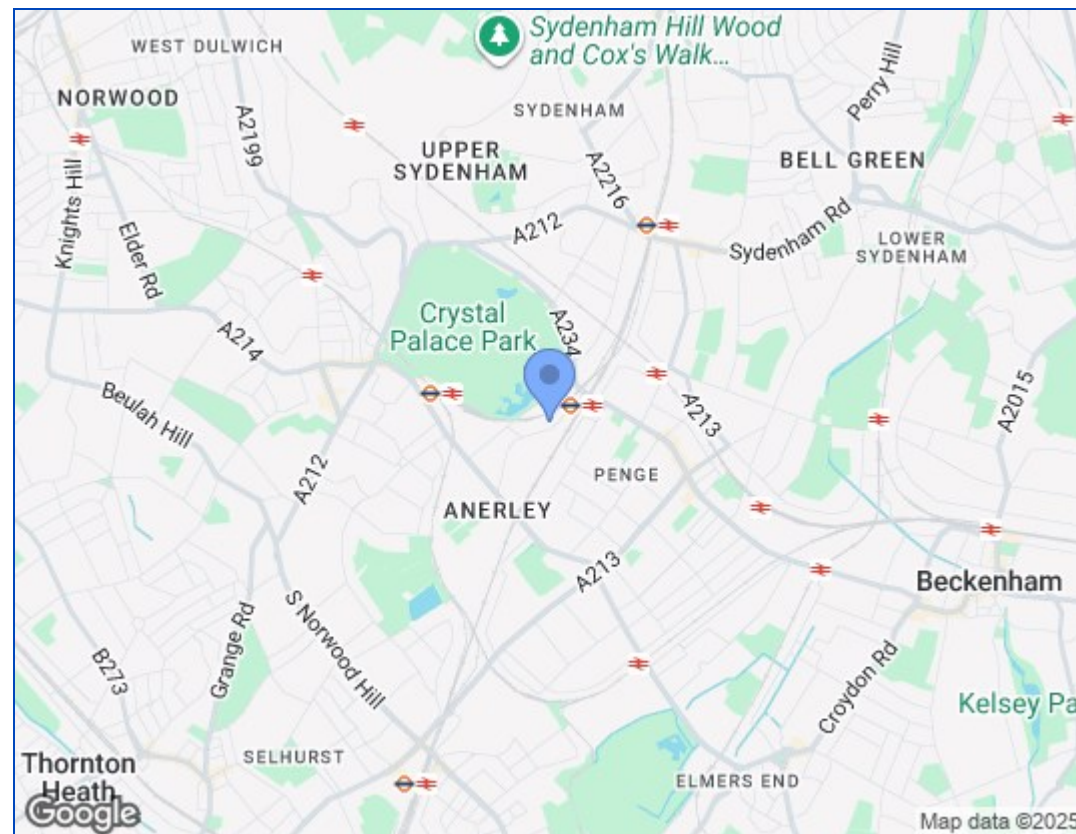






GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 661 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 661 SQ FT / 61 SQM	Rosebank
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	date 28/07/22
	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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