



Anerley Hill, Crystal Palace

Price Guide £625,000



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Property Summary

Propertyworld is delighted to present this unique and beautifully presented two / three bedroom, two-bathroom Victorian conversion flat on the ground floor of a handsome period building directly opposite Crystal Palace Park. This exceptional home comes with its own private entrance, a stunning 60-foot private rear garden, a separate utility room, and plenty of storage — all lovingly upgraded and enhanced by the current owner with care, creativity, and a real eye for detail.

The layout is both flexible and functional, offering two spacious double bedrooms — one with a bay window, bespoke plantation shutters, and a sleek en-suite bathroom — as well as a third room that can be used as a home office / study. The main living space is a genuine highlight: an 19-foot reception room to the rear with stripped solid wooden floors, period-style radiators and direct access to the garden, making it a perfect entertaining space or somewhere to simply enjoy the view.

The kitchen is a stylish, contemporary affair with clean lines and the original stripped wooden flooring. There's also a separate utility room — an increasingly rare feature — allowing you to keep everyday tasks discreetly out of sight and contributing to the sense of order and calm that runs throughout the property.

The garden is a real showstopper: beautifully landscaped and thoughtfully arranged, it stretches an impressive 60 feet and offers a peaceful, secluded escape from city life. Mature shrubs and planting surround a neat lawn, with a fishpond adding to the sense of calm, and at the very rear, a hidden seating area with fire pit. Other key benefits include 166 years remaining on the lease, low service charges, and a location that's hard to beat — a short walk from the buzz of the Crystal Palace Triangle with its award-winning restaurants, coffee shops, independent retailers and gastropubs.

This is a rare and highly desirable home, full of personality and period charm.

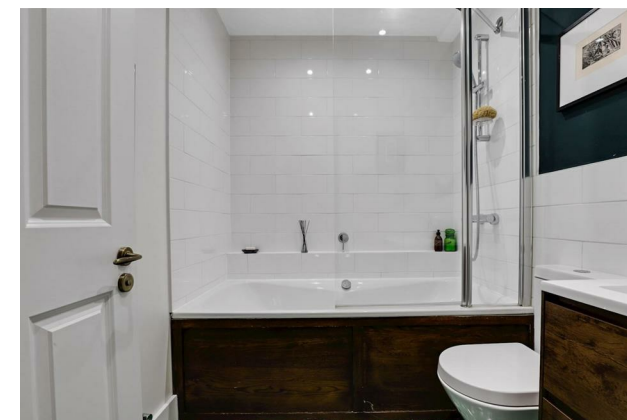
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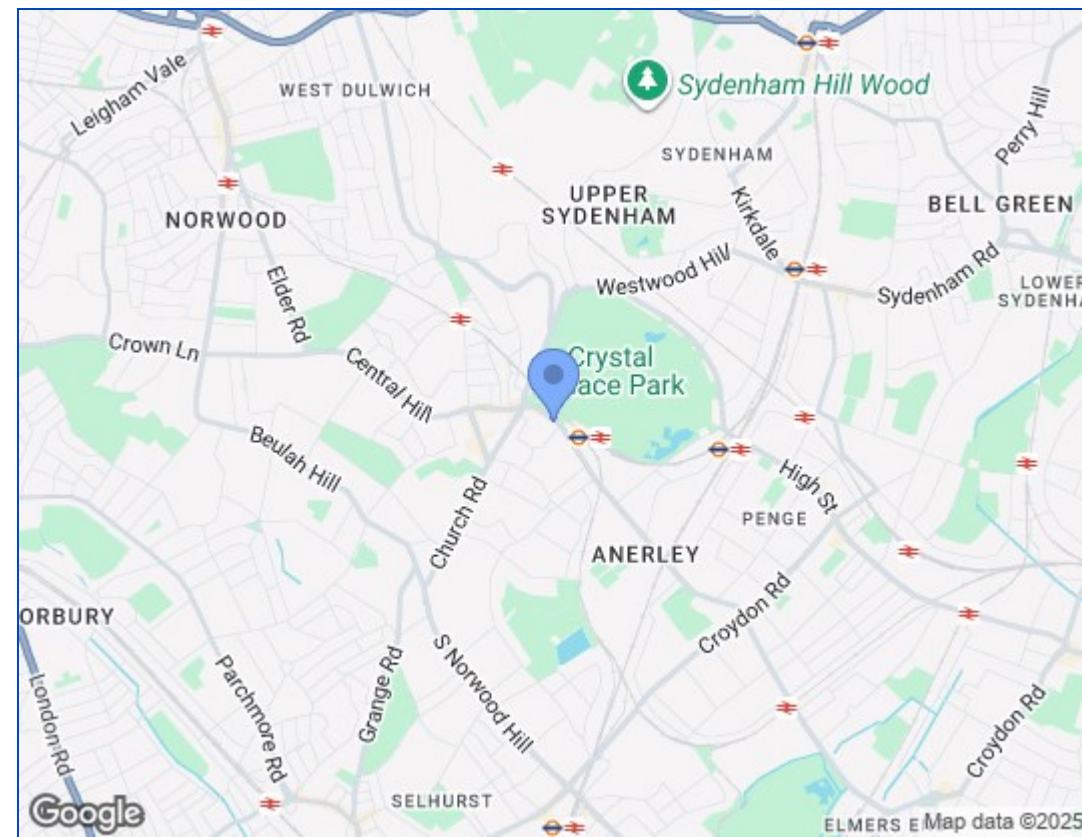
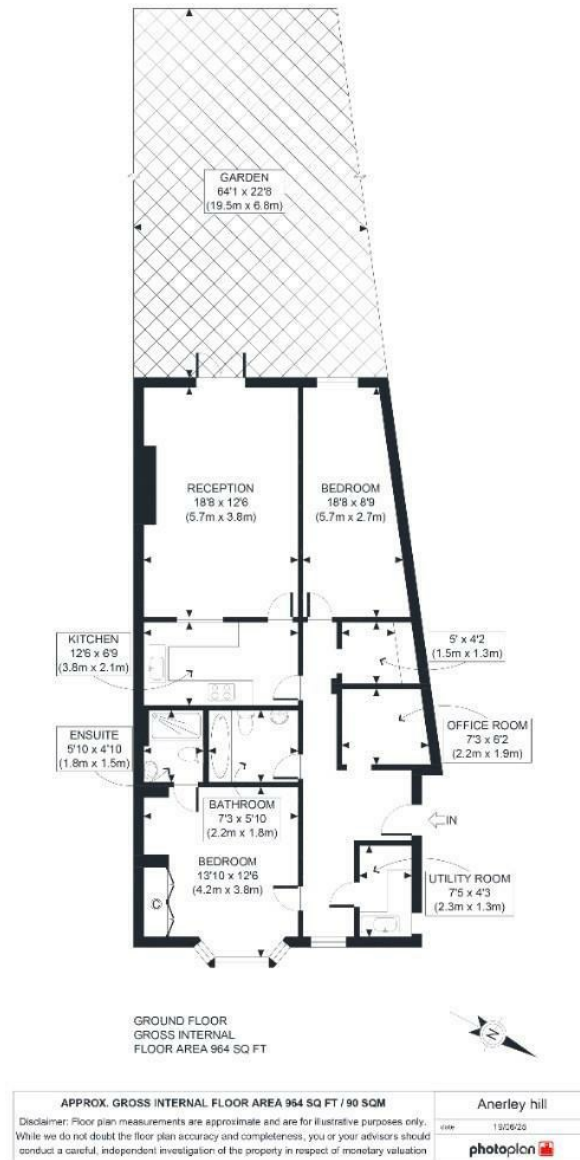
- Stunning two/three bedroom flat
- Two bathrooms
- Gorgeous 60 ft plus rear provate garden
- Lovingly upgraded by the current owner
- Packed with period details and features
- Private entrance
- Modern sleek kitchen
- Seperate utility room
- EPC Rating C
- Council Tax Band C

Our Vendor Loves...

"One of the highlights has been the garden — it's my favourite place to spend time. It's incredibly peaceful, surrounded by mature trees, it feels like a private green sanctuary. I often sit by the pond, watching the frogs, newts, and a couple of little fish — it's wonderfully calming. I've planted it to be low-maintenance but full of life year-round: crocuses and snakehead bulbs in early spring, then wild garlic, followed by jasmine, hebe and acanthus, with red dogwood stems adding colour through winter. There's also a small fire pit at the bottom that's perfect for cosy evenings and relaxed barbecues. Inside the flat, I've loved making it my own. I carefully designed it to make the most of the space. A personal favourite are the handmade Bert & May tiles, and I get a lot of joy from the bath with its shelf — perfect for unwinding. I initially used the reading room as my office but moved to the spare room for the garden view, adding a platform desk with a pull-out bed underneath that's great for guests and extra storage. The whole flat has been designed to maximise storage, which has made day-to-day life much easier and more organised. Living in Crystal Palace has been a joy. Being directly opposite the park is amazing, and the Triangle is a short walk away, full of great cafés, restaurants, and bars. With a private entrance and friendly but unobtrusive neighbours, it's felt like a calm, welcoming place to live."







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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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