



Warwick Road, Anerley

Guide Price £850,000



Property Summary

A simply stunning CHAIN FREE five bedroom, three bathroom 1930s masterpiece with an A EPC !! (with solar panels and a heat pump) rating offered to the market by Propertyworld. This gorgeous house has been lovingly upgraded by its current owners - including a beautiful ground floor extension and outstanding loft conversion. The resulting house effortlessly blends a modern, high spec finish with a warm and cosy feel. Ideal for families, and those looking for something special. The accommodation is spacious, flooded in natural light and beautifully proportioned across three floors. The details include: on the ground floor there is gorgeous open plan living / kitchen / dining space measuring approx 42 ft and opening into the rear garden through bi-fold doors. With a combination of materials including exposed brickwork walls, glass, warm woods and modern plaster this is a beautiful and rare space - offering the best in modern open living but retaining the warmth expected in a period property. The kitchen is super modern and includes an extensive range of high gloss units, integrated appliances, granite worktop and spotlights. The ground floor is completed by a utility room and downstairs bathroom. On the first floor there are three bedrooms - all beautifully presented, flooded in light with built in storage, spotlights and neutral decor - and a modern family bathroom with a three piece suite and shower over bath. The top floor houses a gorgeous master bedroom with lots of light, 2 x velux windows and extensive eaves storage. The loft conversion also includes a fifth bedroom and stunning shower room. The private garden is beautifully balanced with the property includes a nicely presented lawn and patio. Offered CHAIN FREE, with FREEHOLD tenure and much else, this is a rare and special property offered on arguably SE20s best roads. Call Propertyworld on 0208 659 1005 to view.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- Five bedroom house
- 1930s High specification, mid terrace
- Ground floor and loft extension
- Stunning interior
- Solar panels & heat pump
- Three bathrooms
- Fabulous road
- Rare and special
- Council Tax Band D
- Epc Rated A

Our Vendor Loves...

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"We love the winter in front of the fireplace and the warmth of the wood under our feet. In summer, we enjoy the indoor outdoor living - Cooking in the kitchen and seeing the kids playing in the garden felt very special. The views of the sky and the garden can be stunning any time of the year"







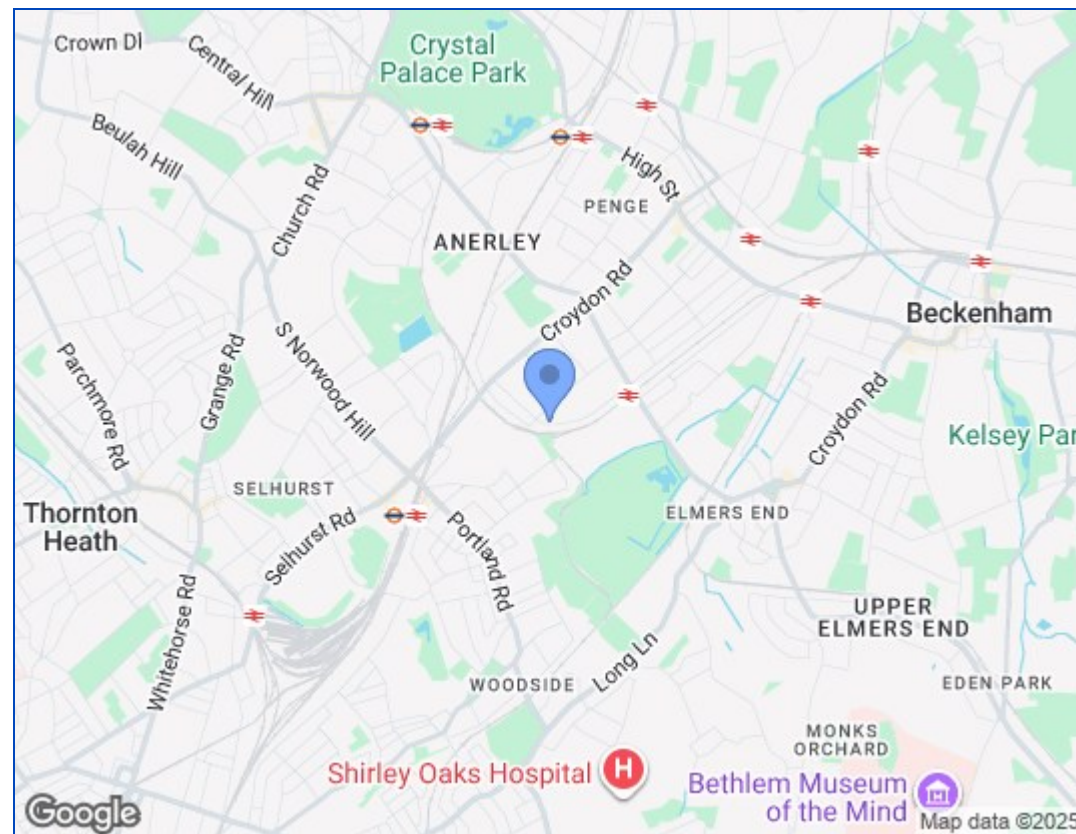
APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1631 SQ FT / 162 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1546 SQ FT / 144 SQM

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

Warwick Road

date: 11/09/25

photoplan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	98	99
(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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