



Flat 6, 97 Anerley Road

London, SE20 8AP

Offers In Excess Of £250,000

Galloways is delighted to present this charming one-bedroom Victorian conversion flat located at Anerley Road, London, SE20. Situated in the heart of Anerley, this property offers not just a home, but a lifestyle enriched with convenience, comfort, and character. Offering a cozy retreat, the bedroom provides a tranquil space to unwind after a busy day in the bustling city. Meticulously maintained and presented, this property is offered to the market in excellent condition, ensuring a hassle-free move-in experience for the new owner.

Nestled within close proximity to Anerley station, commuting becomes effortless, connecting you swiftly to Central London and beyond. Anerley station provides easy access to London Overground services, facilitating convenient travel within the city and to neighboring areas. Just a stone's throw away lies the picturesque Crystal Palace Park, offering a serene escape amidst lush greenery and historic landmarks.

Boasting a vibrant array of local amenities, Anerley Road is dotted with shops, cafes, and restaurants, ensuring that every need is catered to within arm's reach. Explore the eclectic mix of boutiques, eateries, and entertainment venues at the nearby Crystal Palace Triangle, adding vibrancy and excitement to your leisure time.

Property Tenure: Leasehold
Length of lease: 106 Years
Ground Rent: £250.00 Per Annum
Service Charge: £1,000.00 Per Annum

Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- ONE BEDROOM FLAT
- VICTORIAN CONVERSION
- EXCELLENT CONDITION
- GOOD SIZE LOUNGE WITH BAY WINDOW
- DOUBLE GLAZED WINDOWS
- CENTRAL HEATING
- CHAIN FREE
- 7 MINUTE WALK FROM CRYSTAL PALACE PARK
- 6 MINUTE WALK FROM CRYSTAL PALACE STATION
- (ALL WALKING DISTANCES ARE ESTIMATED VIA GOOGLE MAPS)

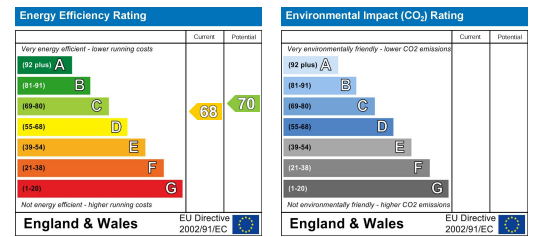
Floor Plan



Area Map



Energy Efficiency Graph



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