



## Flat 2 5 Anerley Station Road , SE20 8FD

**Offers In Excess Of £270,000**

Nestled in the heart of Anerley Station Road, SE20, Penge, this charming flat offers a delightful living space for those seeking comfort and convenience. Boasting a reception room perfect for entertaining guests, two cosy bedrooms for peaceful slumber, and a generous sized bathroom for relaxation, this property is ideal for individuals or small families.

Built between 1980-1989, this flat exudes a timeless appeal with a touch of contemporary flair. The allocated secure parking ensures your vehicle is safe and sound, while the added bonus of a balcony allows you to enjoy a breath of fresh air without leaving the comfort of your home.

Situated on the ground floor, this flat offers easy access and convenience. The open plan kitchen and reception area create a seamless flow, perfect for both everyday living and hosting gatherings. Additionally, being within walking distance from Anerley Park Station, commuting is a breeze for those working or exploring the city.

Don't miss the opportunity to make this charming flat your new home sweet home in the vibrant neighbourhood of Penge.

Bromley Council Tax Band D £1,950 per annum  
Leasehold  
Lease 108 years  
Service Charges £2,000 per annum  
Ground Rent £125 per annum

### Viewing

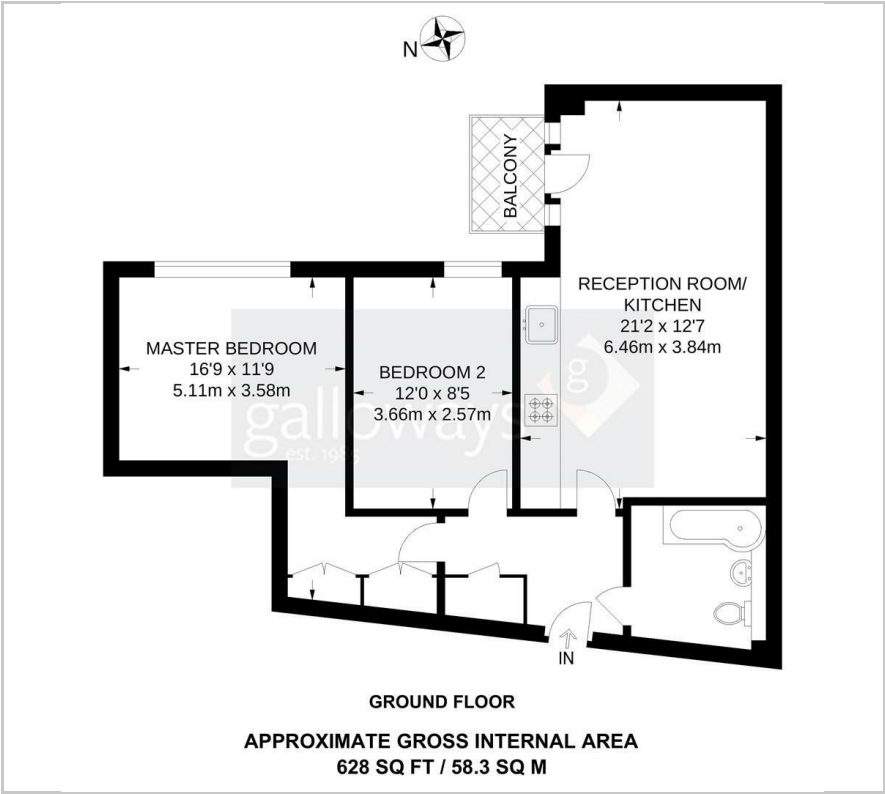
Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- TWO DOUBLE BEDROOMS
- CHAIN FREE
- GROUND FLOOR
- BALCONY
- SECURE ALLOCATED PARKING
- PURPOSE BUILT
- DOUBLE GLAZING
- 1 MINUTE WALK TO ANERLEY STATION
- 0.9 MILES TO CRYSTAL PALACE PARK
- (ALL DISTANCES ESTIMATED BY GOOGLE MAPS)





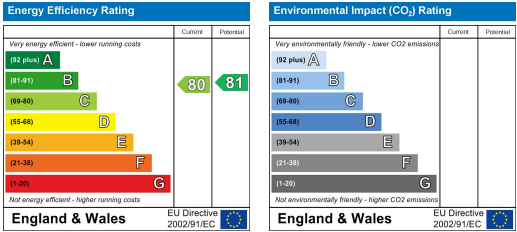
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.