



17 Bourdon Road

London, SE20 7SH

Guide Price £150,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000. Galloways are delighted to present this one-bedroom second-floor flat, ideally located in the heart of Anerley. Offering a fantastic opportunity for first-time buyers, buy-to-let investors or those seeking a London pied-à-terre, the property is being sold via secure auction with a guide price and starting bid of £150,000.

The accommodation features a bright 16'4" reception room, a separate fitted kitchen, a well-proportioned bedroom measuring 14'3" x 12'1", and a bathroom with a three-piece suite. With an approximate gross internal area of 298 sq ft (27.7 sq m), the flat offers a compact yet functional layout that is low-maintenance and filled with natural light.

Situated in Bourdon Road, this property enjoys excellent access to a wealth of local amenities. Penge High Street is just a short walk away and offers a variety of shops, cafés and restaurants, along with supermarkets for day-to-day convenience. For green space, both Betts Park and Crystal Palace Park are within easy reach, offering open grounds, sports facilities and scenic walking routes.

Tenure: Leasehold (106 years remaining)

Service Charge: £1200.00 p/a

Ground Rent: £125.00 p/a

Transport links are superb, making this an ideal location for commuters. Anerley Station is approximately 0.2 miles away.

- FOR SALE VIA SECURE AUCTION WITH A GUIDE PRICE AND STARTING BID OF £150,000
- EXCELLENT TRANSPORT LINKS, JUST 0.2 MILES FROM ANERLEY STATION (OVERGROUND & NATIONAL RAIL)
- CLOSE TO GREEN SPACES, INCLUDING CRYSTAL PALACE PARK AND BETTS PARK
- NO ONGOING CHAIN
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS SEEKING A LONDON LOCATION WITH STRONG RENTAL DEMAND
- COMMUNAL GARDENS
- 6 MINUTE WALK TO BIRKBECK STATION
- 16 MINUTE WALK TO ELMERS END STATION
- 12 MINUTE WALK TO SOUTH NORWOOD COUNTRY PARK
- WALKING TIMES ESTIMATED BY GOOGLE MAPS

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.



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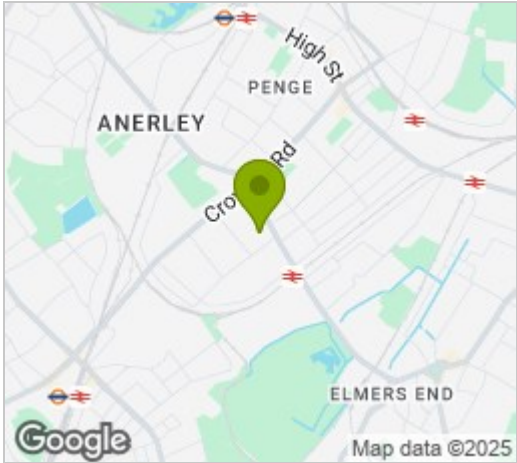


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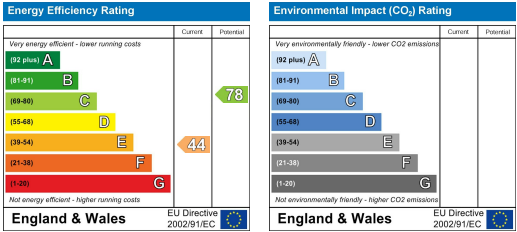
Floor Plan



Area Map



Energy Efficiency Graph



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