



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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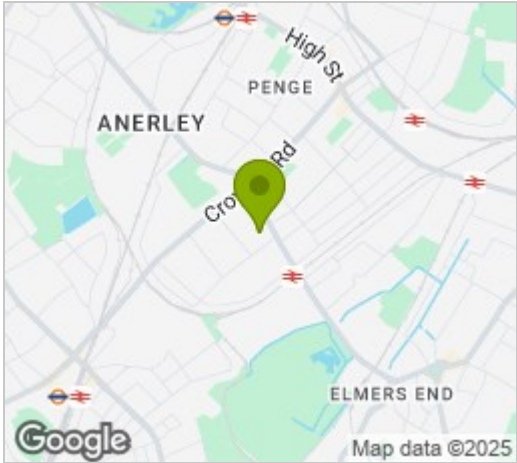


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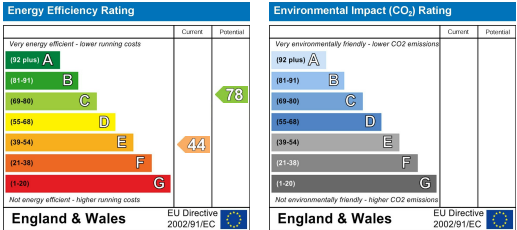
Floor Plan



Area Map



Energy Efficiency Graph



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.