



Rossal Court Anerley Park Road, London SE20 8DA

welcome to
Rossal Court Anerley Park Road, London

Set on the top floor of a well-kept building, this charming one-bedroom flat enjoys an unbeatable location right across from Crystal Palace Park and just a few minutes' walk from Penge West, Anerley, and Crystal Palace stations. Whether you're commuting into the city or spending the weekend exploring the park, everything you need is just moments away.

Inside, the flat is bright and welcoming, filled with natural light and thoughtfully laid out. The spacious living room and separate kitchen both offer plenty of room to relax or entertain, while the generous double bedroom provides a peaceful retreat. The hallway includes deep built-in cupboards, giving you excellent and practical storage. A private garage adds even more appeal an especially rare find in this sought-after area.

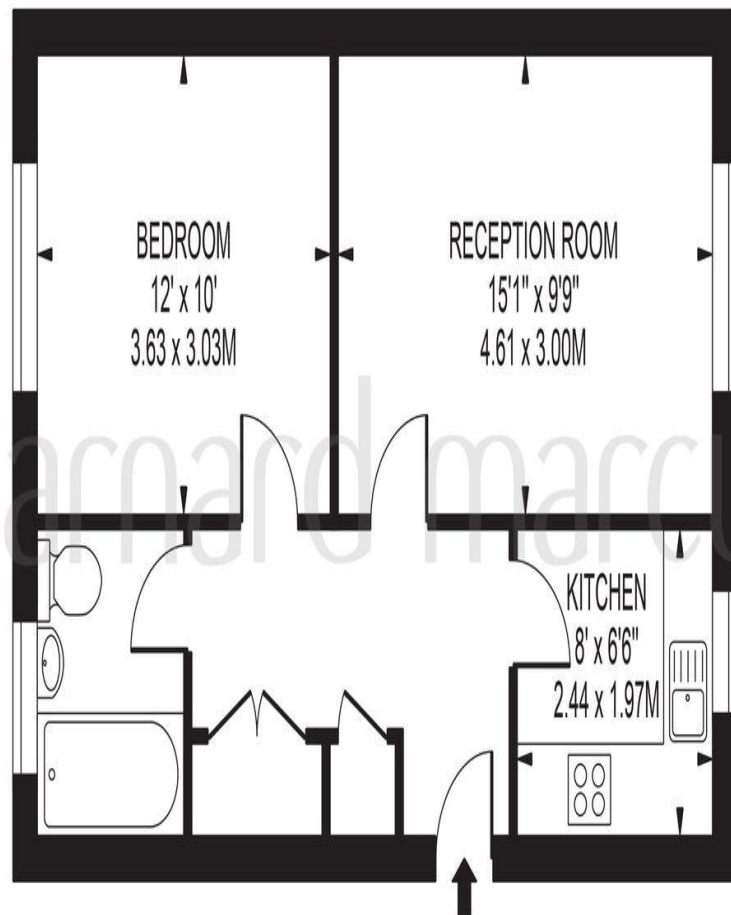
Location-wise, it doesn't get much better. With Crystal Palace Park on your doorstep and the vibrant Crystal Palace Triangle just a short stroll away, you'll have a fantastic mix of independent cafés, shops, pubs, and restaurants to explore.

Whether you're a first-time buyer or investor, this flat offers the perfect combination of comfort, convenience, and character.



ROSSAL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 446 SQ FT - 41.40 SQ M



TOP FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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- Top Floor
- One Double Bedroom
- Near Penge West, Crystal Palace & Anerley Station
- Secure Entry System
- Garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 884.00

Ground Rent: 15.75

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Apr 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD103182



Property Ref:
SYD103182 - 0006

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