



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.

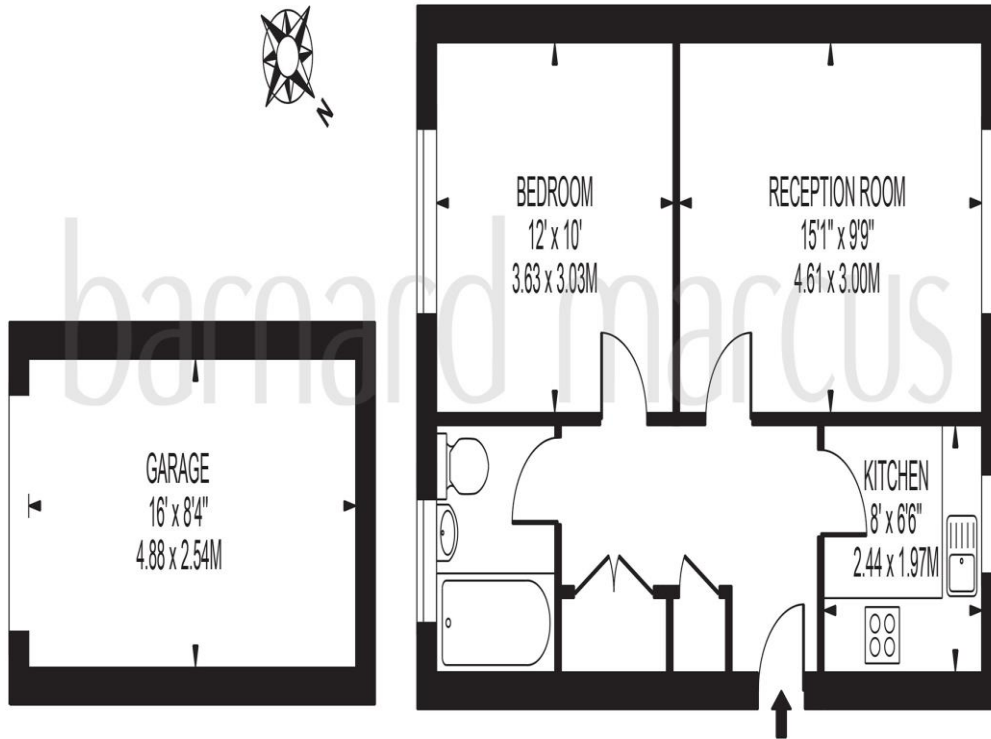


ROSSAL COURT

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

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 133 SQ FT - 12.40 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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Rossal Court Anerley Park Road, London

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

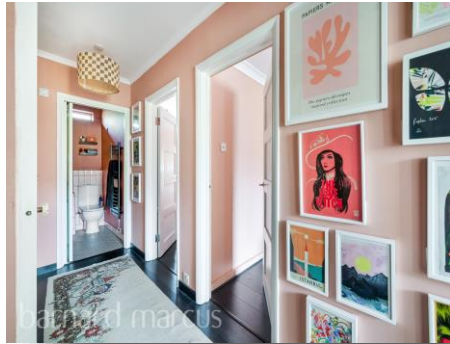
Tenure: Leasehold EPC Rating: C

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 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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