



Anerley Park, SE20  
£400,000

0208 702 9333  
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# In general

- Three bedrooms
- Separate kitchen
- 927 sq ft / 86.1 sq m
- Highly regarded location
- Basement storage room
- Nearby multiple transport links
- Covered balcony
- Well maintained communal grounds

# In detail

A spacious three bedroom second floor purpose built apartment on a highly regarded road moments from Crystal Palace Park.

This property boasts 927 sq ft / 86.1 sq m and is quietly set back from the road within this private low-rise development. There are three well proportioned bedrooms (two with plenty of fitted storage) and a separate kitchen which enough work space for those who enjoy cooking. Also, a 16ft 9 reception room which has direct access to a covered balcony overlooking manicured communal grounds. Further benefits include a separate WC, a basement storage room (ideal for bikes), residents off street parking, and an exceptionally long lease.

Anerley Park works well for access to Crystal Palace, Anerley and both Penge East / West rail links. Nearby leisure and shopping amenities include central Crystal Palace, Anerley Parade and the High Street, whilst also just a short walk to 200 acres of parkland.

EPC: C | Council Tax Band: C | Lease: 176 years remaining | SC: £125pm | GR: £0 | BI: Included in service charge



# Floorplan

**Park House, SE20**

**Approximate Gross Internal Area  
86.1 sq m / 927 sq ft**



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 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,  
 shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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