



Anerley Road, SE20
Guide Price £340,000-£350,000

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In general

- 746 sq ft / 69.3 sq m
- Private rear garden
- Upgraded kitchen and bathroom
- Very long lease
- Walk-in wardrobe
- Convenient location

In detail

A light, bright and neatly presented one bedroom period conversion boasting a private rear garden and conveniently positioned for transport links.

Upgraded by the current owner, this tastefully finished property boasts 746 sq ft / 69.3 sq m and offers comfortable accommodation for immediate enjoyment. The kitchen has been thoughtfully modernised to make the most of the available space and includes ample work and storage areas which are perfect for those who are seeking a quality place for meal preparation or culinary innovations. The bathroom has been pleasantly finished to include a rainfall shower, white sanitary ware, and a handy recess to house a washing machine, whilst the reception room boasts a sunny south-westerly aspect with room to dine. The generous bedroom is at the rear of the building and overlooks lush greenery and the garden, whilst also benefitting from a walk-in wardrobe that makes for a clutter-free zone. Further benefits include an internal staircase which adds a sense of space, attic storage, and a very long lease. Externally the garden is maturely planted with a shed and offers a private relaxing sanctuary to enjoy with family and friends, or a good book.

Anerley Road is well placed for multiple nearby amenities, as well as Anerley, Crystal Palace, and both Penge East and West rail links. Open green spaces are easily accessible and include parkland opposite, or nearby Crystal Palace Park.

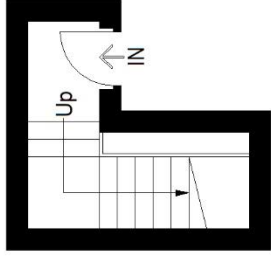
EPC: E | Council Tax Band: C | Lease: 900 years remaining | SC: £1,200 | GR: £35 | BI: Incl in SC



Floorplan

Anerley Road, SE20

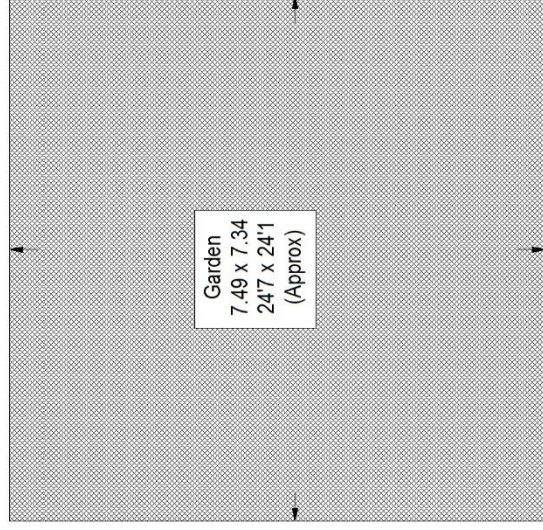
Approximate Gross Internal Area
69.3 sq m / 746 sq ft



Ground Floor



First Floor



Ground Floor

(Not Shown In Actual
Location / Orientation)

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
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		
69-80	C		
55-68	D		63 D
39-54	E	48 E	
21-38	F		
1-20	G		

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