



Anerley Park, SE20  
Guide Price £575,000

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# In general

- Recently upgraded
- Private rear garden
- A share of the freehold
- Two bedrooms
- Sought after location

# In detail

A spacious two bedroom ground floor garden flat positioned on a highly sought after road near Crystal Palace Park.

Recently decorated by a trained interior designer, this property forms part of an attractive Victorian building which is well maintained by the co-freeholders.

Inside, there have been thoughtful upgrades and added design details including paintwork, lighting and flooring. Outside, a newly landscaped and private back garden makes this flat an exceptional find.

The accommodation is accessed via a private paved entrance onto a spacious tiled hallway. The 19ft master bedroom features stripped wood flooring and a working feature fireplace. The second bedroom is currently set up as a study. Other noteworthy points include a 16ft reception room with a light and bright shuttered bay window as well as alcove shelving. Adjacent is a separate well-lit galley kitchen with large Belling range and plenty of work and storage space. Externally there is direct access from the master bedroom via French doors to a very pretty and peaceful rear garden with a decades-old Wisteria growing along one side.

Anerley Park is well placed for rail links at Penge West, Crystal Palace, Penge East & Anerley and which provide connectivity to London Bridge, Victoria (18 minutes from Penge East), Shoreditch, the Jubilee Line (Canada Water), Victoria Line (Brixton) and the Northern Line (Balham).

Just moments from Crystal Palace Park and convenient for access to amenities at Anerley Parade, Penge High Street and central Crystal Palace with its buzzy new bars and restaurants.

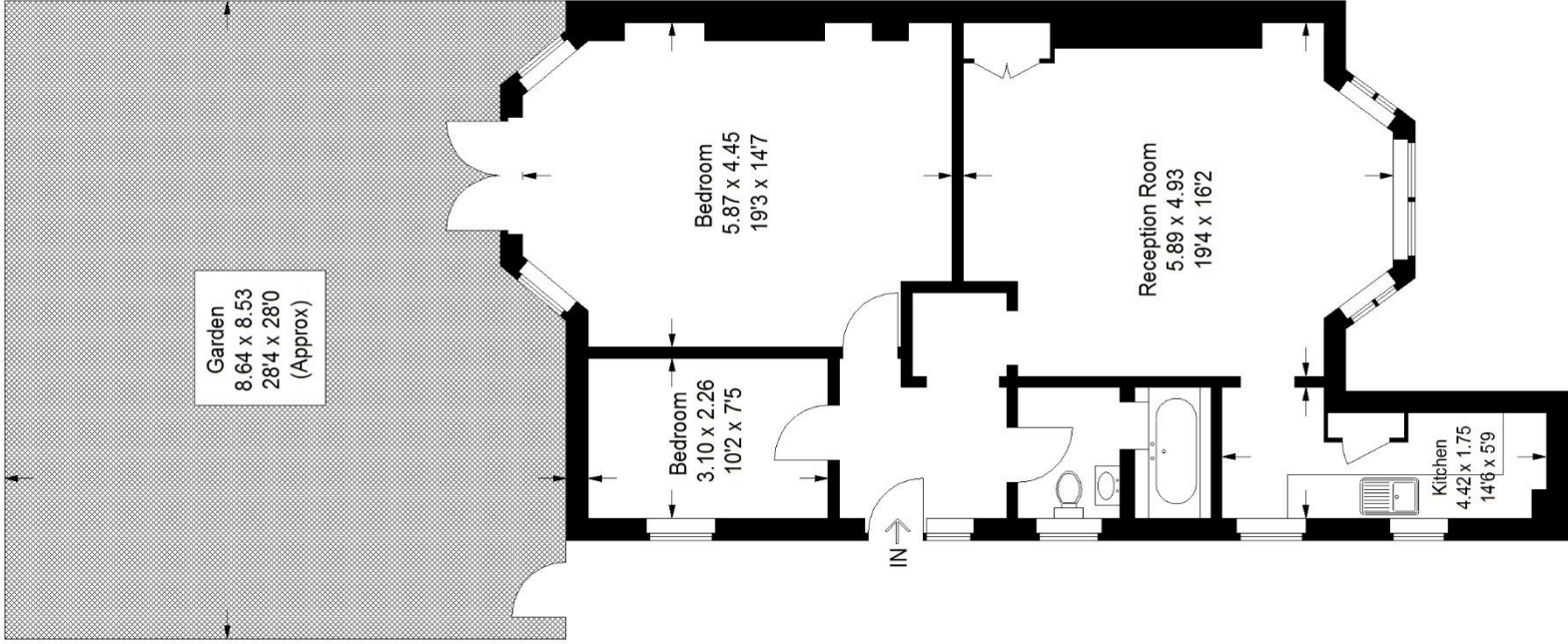
EPC: D | Council Tax Band: B | Lease: 90 years remaining | SC: £100pm | GR: n/a | BI: Incl in SC



# Floorplan

Anerley Park, SE20

Approximate Gross Internal Area  
78.7 sq m / 847 sq ft



## Basement

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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