



Anerley Park, SE20 | £390,000

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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.

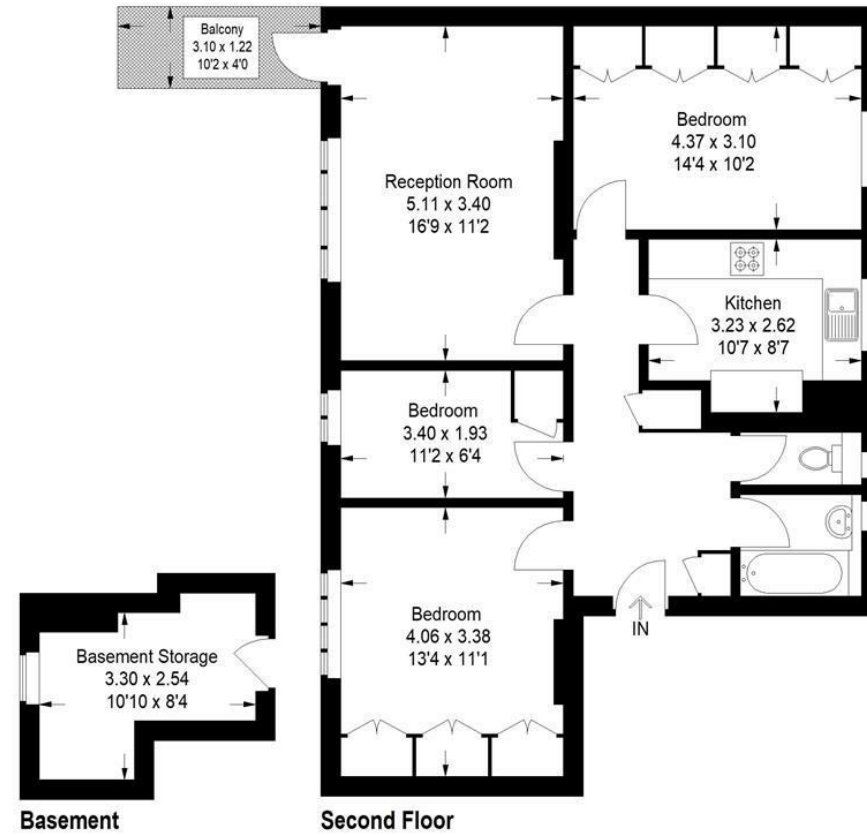
EPC: C | Council Tax Band: C | Lease: 176 years remaining | SC: £125pm | GR: £0 | BI: Included in service charge



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.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| 102 plus) A | 72 → 81 |
| 81-101) B | |
| 69-80) C | |
| 55-68) D | |
| 39-54) E | |
| 21-38) F | |
| 1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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