



Anerley Park, SE20 | Guide Price £450,000

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In General

- Two bedroom period conversion
- Access to loft space
- No onward chain
- Plenty potential
- Highly regarded road
- Large communal rear garden

In Detail

Guide Price £450,000-£475,000 A spacious two double bedroom top floor period conversion positioned on a prime residential road moments from Crystal Palace Park and for sale with no onward chain.

The property boasts a number of features including stripped wood flooring, fireplaces, and room proportions that could make for an impressive end result. The accommodation totals 716 sq ft / 66.5 sq m and has access to a large loft space which lends to conversion (STP), as well as a well proportioned separate kitchen which has potential to be opened to a sizeable reception room. Further benefits include a new 125 year lease, a recently replaced boiler, and a generous communal garden.

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.

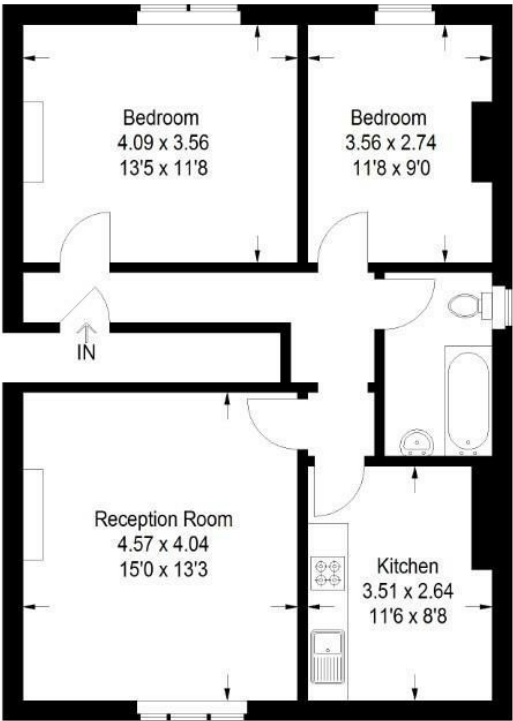
EPC: E | Council Tax Band: C | Lease: 125 years remaining | SC: TBC | GR: Nil | BI: £596.00



Floorplan

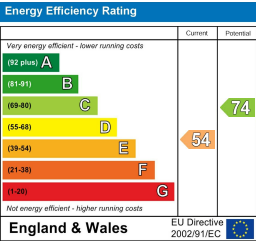
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Approximate Gross Internal Area
66.5 sq m / 716 sq ft



Second Floor

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These plans are for representation purposes only
as defined by RICS - Code of Measuring Practice.
Notdrawn to Scale. Windows and door openings
are approximate. Please check all dimensions,
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