



Anerley Park, SE20 | Offers In Excess Of £585,000

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# In General

- Two bedroom period conversion
- Landscaped private garden
- 22ft reception room
- Contemporary kitchen with breakfast bar
- Under floor heating
- Private entrance
- A share of the freehold
- Sought after location

# In Detail

A beautifully upgraded two bedroom ground floor garden flat positioned on a prime residential road moments from Crystal Palace Park.

The property forms part of an attractive and well maintained brick-fronted Victorian building and is accessed via a private entrance. Much thought and planning has gone into the design and execution to totally overhaul the space, sourcing contemporary fittings and completing a high standard of finish. A luxury bathroom includes a separate walk-in rainfall shower and a free-standing tub with soft pink Venetian plastering pleasantly contrasting brushed brass fittings. Solid wood chevron flooring is prevalent throughout the accommodation, as are replacement cast iron radiators which give a characterful feel. The reception room extends to 22ft and features a sunny bay window, whilst socially open to a modern kitchen with integrated appliances, quartz surfaces, and a sit-up breakfast bar. The bedrooms are at the rear of the building, the larger benefitting from fitted storage and double doors to outside. Further points to note include under floor bathroom and bedroom heating, and a share of the freehold.

The garden has been recently landscaped to offer a tranquil space and the perfect setting for relaxing with friends and family on pleasant summer days. There is pretty border planting, a bright south-easterly aspect, and side access.

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.

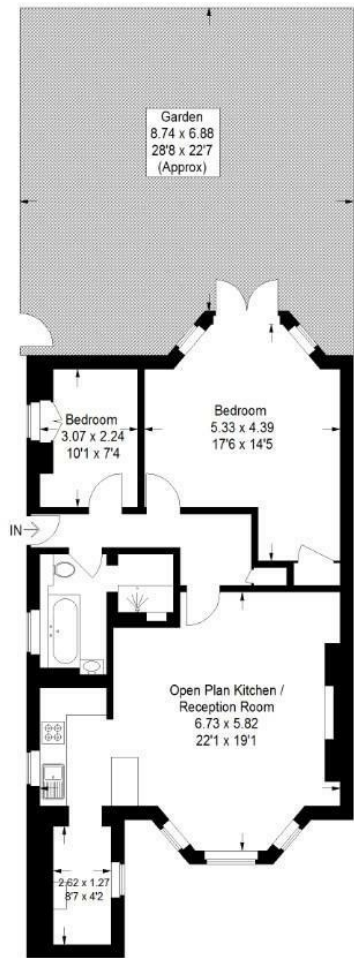
EPC: D | Council Tax Band: C | Lease: 981 years remaining | SC: £900 pa | GR: N/A | BI: Incl. in SC



# Floorplan

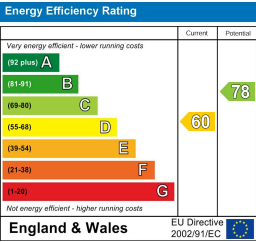
Anerley Park, SE20

Approximate Gross Internal Area  
75.6 sq m / 813 sq ft



Lower Ground Floor

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