



Anerley Park, SE20 | £475,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

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## In General

- Two double bedrooms
- Flooded with natural light
- Low maintenance private rear garden
- Attic storage
- Sunny reception room
- Highly regarded location

## In Detail

A very well presented and spacious two double bedroom second floor Victorian conversion forming part of a highly regarded road moments from Crystal Palace Park.

This property is flooded with natural light and boasts excellent room proportions, totalling 787 sq ft / 73.1 sq m of quality accommodation, with the benefit of a low maintenance private rear garden. An internal stair case adds to sense of space, whilst a large landing is almost another room and could be used as a home working area if desired. The kitchen has been upgraded and has plenty of work and storage space, whilst the reception room extends to 16ft and benefits from a sunny westerly aspect and pleasant elevated views. Externally the garden is accessed via the side of the building and provides the perfect backdrop for summer barbeques or relaxing with friends and family. Further benefits include attic storage and a bathroom with a separate walk-in shower.

This popular tree-lined street is well connected to central and East London by four nearby stations which include Penge East and West, Anerley, and Crystal Palace. Shopping and leisure options are plentiful at Anerley Parade, the High Street, and the Crystal Palace Triangle, whilst 200 acres of parkland is just around the corner which stages various events throughout the year and a weekly food market.

EPC : C | Council Tax : B | Lease years remaining : 88 years | SC : £500 | GR : £10.00 | BI : TBC

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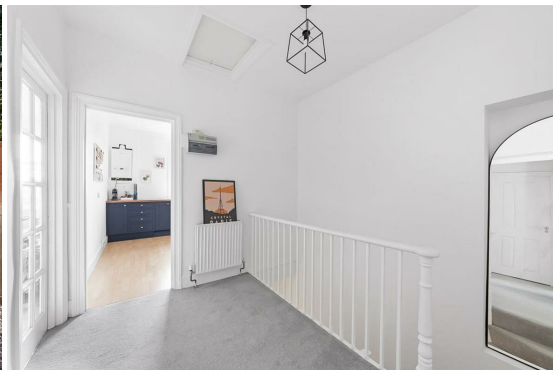
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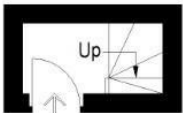
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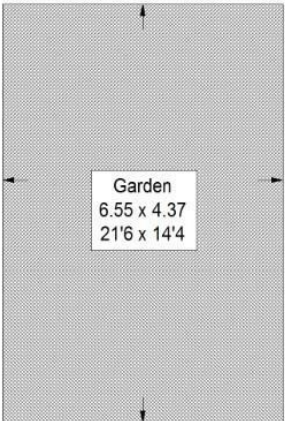
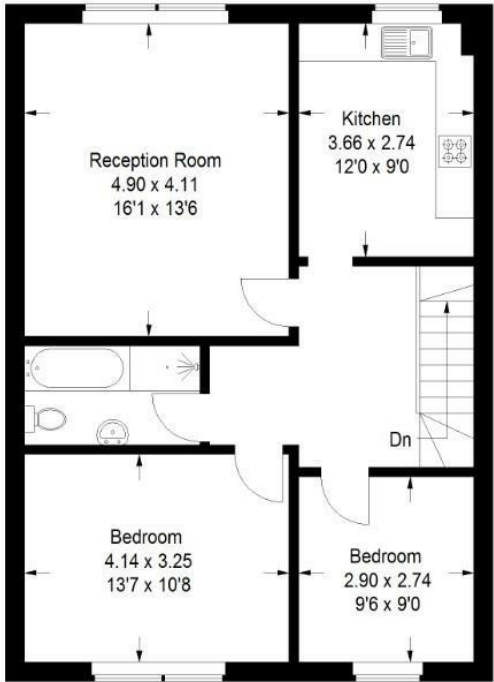
# Floorplan

## Anerley Park, SE20

Approximate Gross Internal Area  
73.1 sq m / 787 sq ft

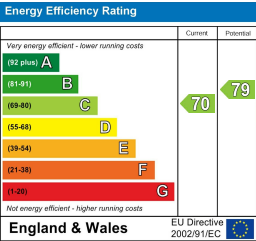


First Floor



Second Floor

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