



Apple Yard, SE20 | Guide Price £450,000

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## In General

- 781 sq ft / 72.6 sq m
- Top floor
- Sunny outside terrace with views
- En suite shower room
- Secure parking
- Quiet location
- Lift
- Long lease
- Nearby multiple transport links

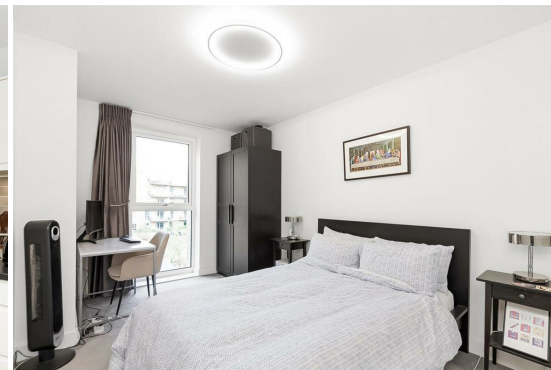
## In Detail

**\*\*GUIDE PRICE: £450,000 - £475,000\*\*** A smart two bedroom, two bathroom contemporary apartment forming part of a quiet executive development nearby multiple transport links.

Build completed in 2019 and surrounded by lush greenery, this top floor property has been well maintained to offer a hassle-free and comfortable new home. There is spacious accommodation which would suit a couple or a young family and a socially open-plan main living area which incorporates a stylish kitchen with integrated appliances, whilst the room extends to 20ft and allows for defined dining and lounging zones. This light and bright room has double doors to a sizeable terrace with a sunny southerly aspect and pleasant elevated views - an ideal spot for relaxing on a summer evening. Both of the bedrooms are of double proportion, with the larger benefitting from an en suite shower room. There is also a main bathroom with clean white sanitary ware. Further benefits include gated underground parking, a lift, secure entry, a long lease, and exceptional energy efficiency.

Apple Yard is well placed for Anerley, Crystal Palace, and both Penge East and West rail links. Also, various amenities on Anerley Parade and a wealth of dining and leisure options at the Crystal Palace Triangle, as well as the historic Crystal Palace park.

EPC : B | Council Tax : C | Lease remaining : 294 years | SC : £1,800 | GR: £350 | BI : TBC |



# Floorplan

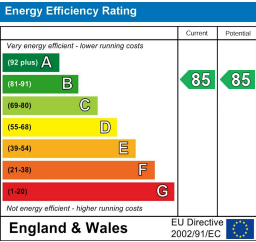
Lambourne House, SE20

Approximate Gross Internal Area  
72.6 sq m / 781 sq ft



Fourth Floor

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