



Anerley Park, SE20 | £1,650 Per Calendar Month

020 8702 9333

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

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# In General

- Second floor conversion
- Mature landscaped rear communal garden
- One bedroom
- Character
- Available mid July
- Available unfurnished
- Close to Penge West train station
- Close to CP Park

# In Detail

An elegantly presented high specification one bedroom period conversion positioned on a highly sought after road nearby Crystal Palace Park to rent.

The property forms part of an attractive brick-fronted detached Victorian Villa dating to 1865 which has had extensive improvement works undertaken over the past five years. This includes a beautiful common entrance hall with ornate coving and original ceramic tiling, as well as replacement double glazed wooden sash windows for all properties which improve energy efficiency.

The flat itself has been painstakingly remodelled and upgraded to offer a comfortable and immediately enjoyable home. The light-filled spaces boast high ceilings and fresh, tasteful decor, whilst a well-designed, sociable, open-plan kitchen includes quality surfaces, a butler sink and fitted appliances. The bedroom is a calm retreat with large windows, floor-to-ceiling wardrobe storage and new carpets, and the bathroom has been contemporarily finished in full metro brick tiling with a rainfall shower and heated towel rail. Viewers should be impressed by the attention to detail and characterful finishes throughout. The landscaped garden is one of the best that we have seen with mature planting including lavender, fruit trees, vegetables and some pleasant colourful blooms - certainly a place to be enjoyed on summer days.

Anerley Park, SE20 is well placed for rail links at Penge West, Crystal Palace, Penge East & Anerley and which provide connectivity to London Bridge, Victoria, Shoreditch, the Jubilee Line (Canada Water), Victoria Line (Brixton) and the Northern Line (Balham). Otherwise, the leafy surrounding area is moments from 200 acres of parkland and a variety of shopping and leisure options at the Triangle in central Crystal Palace.

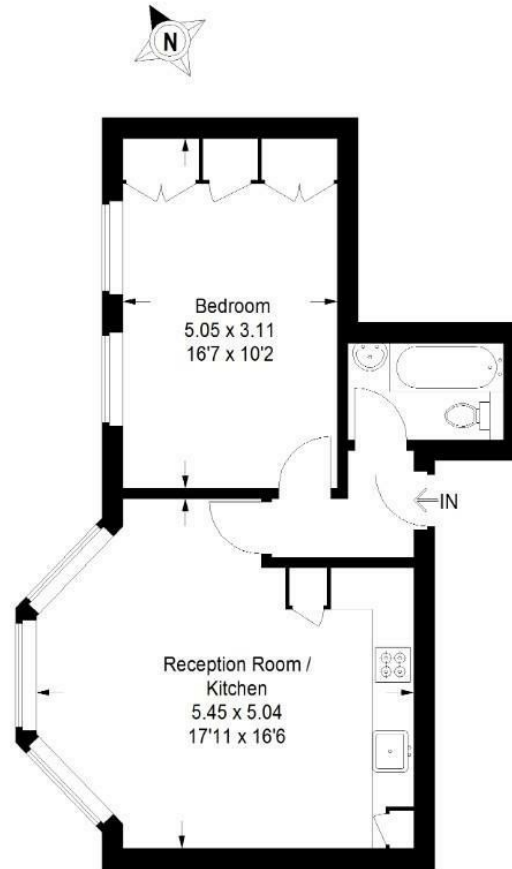
EPC: D | Council Tax Band: B | Unfurnished | Available mid-July | HD: £380.76 | SD: £1,903.84



# Floorplan

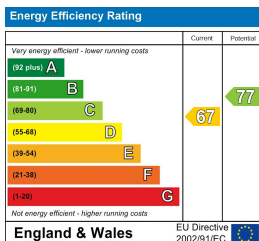
## Anerley Park, SE20

Approximate Gross Internal Area  
45.6 sq m / 491 sq ft



## Second Floor

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as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings  
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