



Guide Price \*£425,000 - £450,000\*

Welcome to Apple Yard, London - a charming location that could be your next home sweet home! This immaculate first-floor flat offers not just a place to live, but a lifestyle. With two spacious bedrooms, one bathroom, and a generous open plan kitchen/living area, this property is perfect for those seeking comfort and style.

Convenience is key with this flat being just 0.4 miles from Crystal Palace station, making your commute a breeze. The proximity to shops and schools adds to the appeal, ensuring that everything you need is within reach.

This property is not just a home, it's an investment opportunity waiting to be seized. The long lease and telecom entry provide security and peace of mind.

What sets this flat apart is its wheelchair-friendly design, offering larger square footage and wider doors for added practicality. Whether you require wheelchair access or simply appreciate the extra space, this feature adds a unique touch to the property.

Don't miss out on the chance to own this fantastic flat in a sought-after location. Book a viewing today and step into the future of comfortable and convenient living!

- 0.2 Miles From Anerley Station
- Elevator And Telecom Entry
- Private Balcony
- Great Investment Opportunity
- Modern Kitchen And Bathroom
- 243 Year Lease Remaining
- Large Communal Courtyard Garden Exclusively For Use Of Residents
- Designed For Wheelchair Use With Large Sq Ft And Wider Doors
- Undercroft Parking Spot Secured By Gates
- Pet Friendly

## Apple Yard

London

**£425,000**

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# Apple Yard



## **Communal entrance hall**

Entered by a code , with telecom system , stairs to first floor , elevator , and communal entrance front door .

## **Open plan Kitchen/living area**

22'4" x 14'5"

Wood floors, radiator, smooth ceilings , inset centre ceiling lights , pendant lights , power points , double glazed window facing front aspect with door onto private balcony , kitchen comprises of a range of eye and base level units with roll top work surfaces, four ring induction hob , oven , sink and dish washer.

## **Balcony**

14'4" x 6'3"

Astro lawn, glass balustrade and north west facing.

## **Utility Room**

5'1" x 4'6"

Space for washer dryer, wood flooring, power points and loft access space for storage.

## **Main Entrance Hall**

Wood flooring , smooth ceilings , power points, pendant light and door into :

## **Principle bedroom**

12'7" x 12'11"

Carpeted , double glazed window to front aspect, power points, space for storage and a radiator.

## **Jack and Gill Bathroom**

8'8" x 8'5"

Three piece suite comprising of a WC pedestal sink, bath with shower attachments , tiled floors tiled surrounds, shaver point and extractor fan .

## **Bedroom Two**

12'10" x 8'9"

Carpeted , power points, double glazed window , smooth ceilings , pendant ceiling light and space for storage .



# Floor Plan

GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.

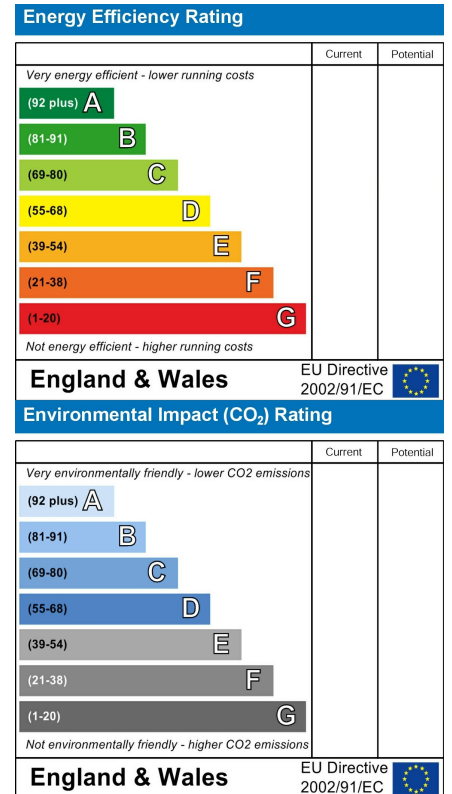


TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metashow CS2023

# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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