

FOR SALE



Anerley Hill, Crystal Palace, SE19

GUIDE £600,000 Freehold

 **3**

 **1**

samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

Welcome to this charming, terraced house on Anerley Hill. This delightful property offers three spacious bedrooms, a modern bathroom, two inviting reception rooms, and a private garden.

Inside, you'll find a separate, well-appointed kitchen and a living area with double doors that open directly to the garden; a perfect space for relaxation or entertaining guests. The property's interior is beautifully presented, with ample natural light enhancing the warm and inviting atmosphere throughout. Each bedroom is spacious and bright, while the modern bathroom is stylishly equipped with all essentials.

One of the home's outstanding features is its prime location, just behind Crystal Palace Train Station, providing excellent connectivity including the Southern service to London Bridge, Victoria and London Overground to Highbury & Islington. Convenient bus stops also offer routes to Wallington and Morden, making commuting effortless and connecting you to all that London has to offer.


Crystal Palace Park is just a short stroll away, offering scenic walking paths, cultural landmarks, and ample spaces for leisure activities. A diverse array of cafes, restaurants, and shops are also nearby, providing everything you need right at your doorstep.

Possibility to extend (STPP)

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		88
81-91 B		
69-80 C		
55-68 D		
39-54 E	51	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Ground Floor



Floor 1

Approximate total area¹

918.58 ft²

85.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Bromley Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

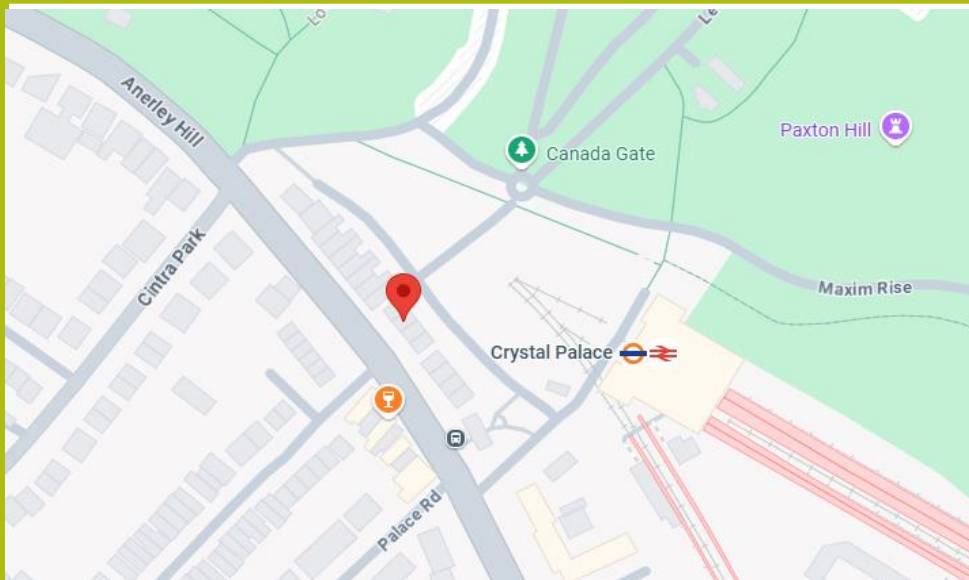


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



samuelestates.com