

# Hammonds



Flat 1 30 Anerley Hill, London, SE19 2AE

£1,600

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\*VIDEO AVAILABLE ON REQUEST\*

A beautifully refurbished 1-bedroom flat located on Anerley Road, SE19, moments from the vibrant heart of Crystal Palace. Finished to a modern standard throughout, this compact home is perfect for those seeking stylish, low-maintenance living with excellent connections across London.

## The Property

Open-plan living/sleeping space with herringbone flooring and neutral décor

Sleek fitted kitchen with integrated oven, extractor and modern black units

Luxury shower room with walk-in enclosure, stone-effect tiling, and matte black fittings

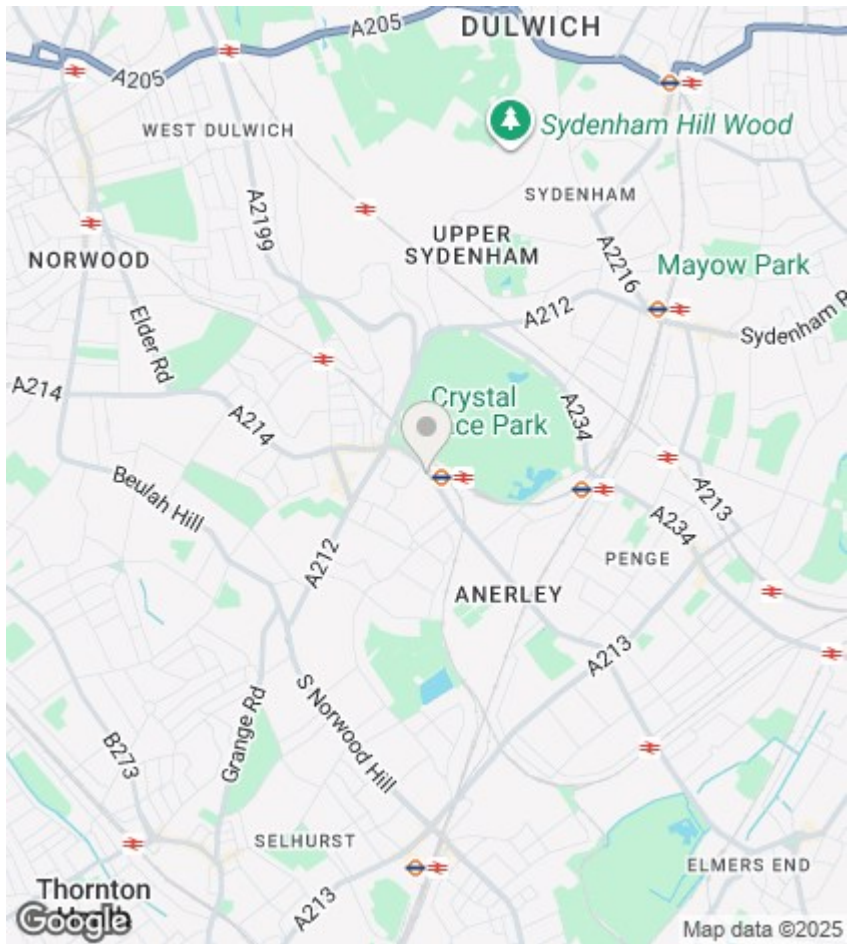


Council Tax Band:









Directions

Viewings

Viewings by arrangement only. Call 02089802226 to make an appointment.

EPC Rating:

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