



Anerley Park, SE20 | Guide Price £300,000

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In General

- First floor period conversion
- Fresh, neutral decor
- 17ft reception with a large shuttered bay
- Stripped wood flooring throughout
- No onward chain
- A share of the freehold (977 year lease)
- Close to Crystal Palace Park
- Neat communal rear garden
- No ground rent

In Detail

Guide price £300,000 - £325,000

A light filled and stylishly presented one bedroom first-floor period conversion, ideally positioned for excellent transport links and the open spaces of Crystal Palace Park.

This characterful home features a generous 17ft reception room with high ceilings and a full-height bay window fitted with shutters, providing an abundance of natural light and ample space for both living and dining. Stripped wood flooring and fresh, neutral decor run throughout the accommodation, creating a bright and welcoming atmosphere. The separate kitchen is well proportioned and offers excellent preparation and storage space.

Further benefits include fitted storage in both the bedroom and hallway, a share of the freehold (977 years on lease with no ground rent), and no onward chain.

Externally, residents can enjoy a pleasant communal garden surrounded by mature greenery, offering a peaceful outdoor retreat.

Anerley Park is a wide, tree-lined residential road, conveniently located for access to Crystal Palace, Anerley, and Penge East and Penge West stations. A wide range of local shops, cafés, restaurants and leisure amenities can be found in central Crystal Palace, along Anerley Parade, and on the High Street. The historic Crystal Palace Park is also just a short walk away and hosts a variety of events throughout the year, including a popular weekly food market.

EPC: C | Council Tax band: B | Lease: 977 years remaining | SC: £250pcm (The Freeholders set the budget annually) | GR: Peppercorn | BI: Inc in SC

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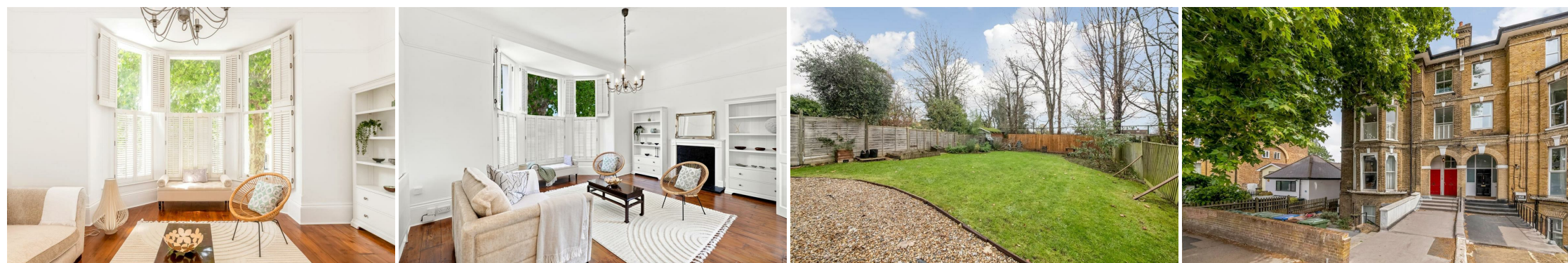
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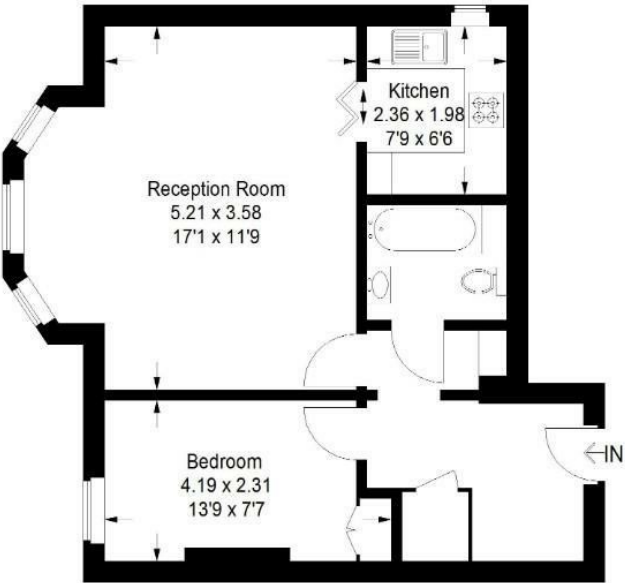
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Floorplan

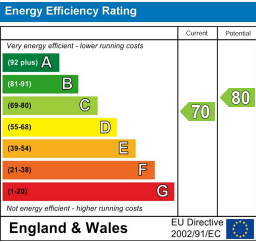
Anerley Park, SE20

Approximate Gross Internal Area
49.8 sq m / 536 sq ft



First Floor

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