



## Orchard Grove, Anerley

Offers In Excess Of £190,000



## Property Summary

Propertyworld proudly presents this second floor, modern build, studio apartment, to the sales market.

Forming part of a prestigious, residential, cul-de-sac development, this is a great purchase for any first time buyer, as well as long term investment buyers likewise.

Situated on the second floor of a modern block, the apartment provides as follows: Communal door with entry phone and stairs to the upper floors. Upon entrance, there is a hall with a built-in storage cupboard and two separate doors to both the Studio area and the Bathroom. The studio area measure in excess of 17ft x 13ft boasting a large , box bay window to front, as well as floor-to-ceiling window to side - flooding the studio room in natural light from the South

From the studio area, there is access to a separate kitchen area, with a range of wall and base cupboards as fitted. The bathroom provides a white three piece suite, with partly tiled walls for splash back and bity of storage under the wash basin.

Outside, there is ample resident's parking, with surrounding lawns.

Best of all is much sought after Crystal Palace Triangle - the perfect host for door-to-door Pubs, bars, restaurants and eateries. London and surrounding commute is made easy, having three mainline stations within minutes walk away.

However, If your craving a bit nature, a stroll or simply somewhere scenic to go for a run - then look no further than the the iconic Crystal Palace Park - literally next door!

Penge Sales  
020 8659 1005  
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## Property Summary

- Studio Apartment
- Modern Purpose Built Apartment
- Separate kitchen
- Separate Bathroom, W/c
- Three piece bath suite
- South facing
- Off road parking
- Leasehold Tenure - Long lease
- Epc rated C
- Council Tax band B

## Our Vendor Loves...

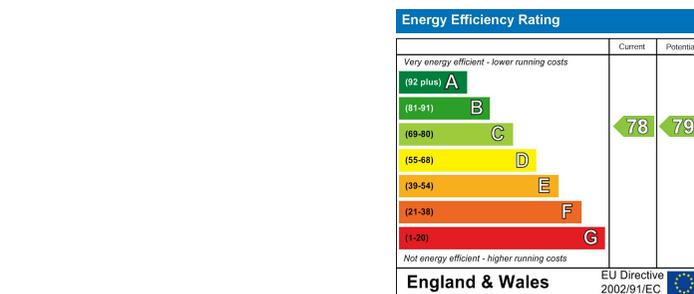
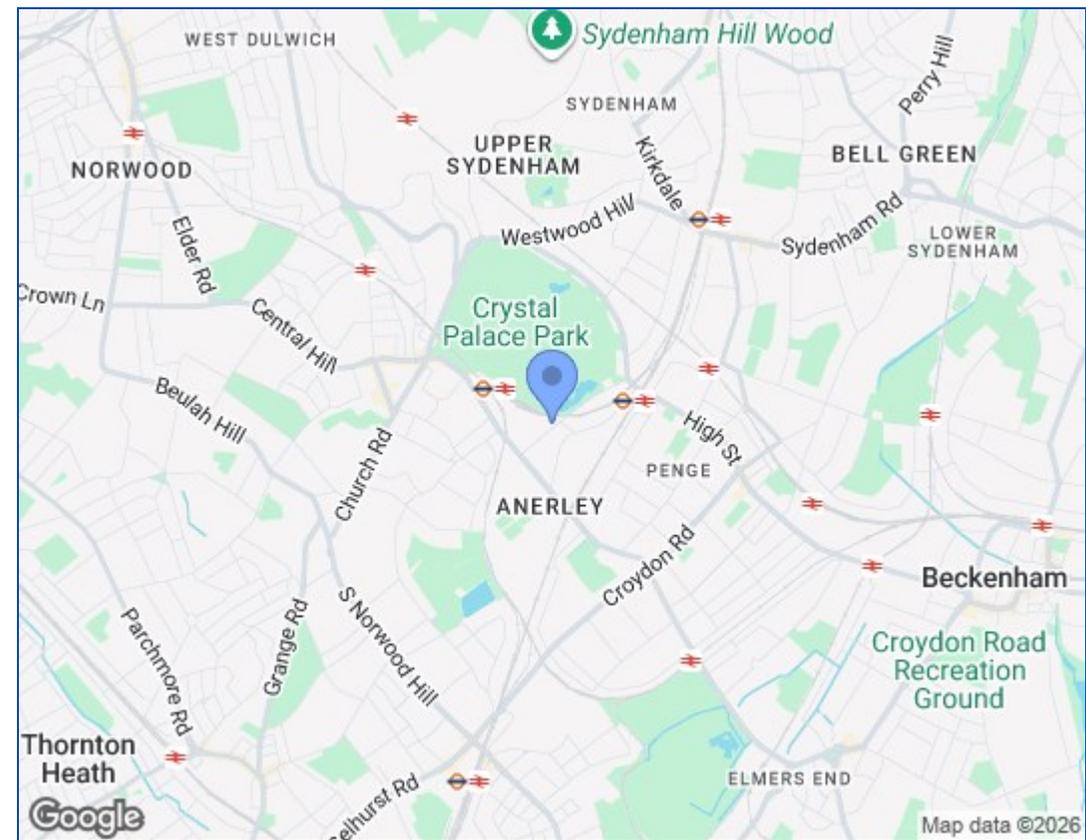
The location is fantastic for The Palace Triangle, and transport, including for trains and buses.

The flat itself, is really easy maintenance and really nice and bright too.

Having the Crystal Palace Park just minutes down the road, is perfect for a scenic run any time of the day







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<b>APPROX. GROSS INTERNAL FLOOR AREA 331 SQ FT / 31 SQM</b>	orchard grove
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 30/10/25
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