



Worbeck Road, SE20 | £275,000

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# In General

- One bedroom top floor flat
- Modern design
- Open plan kitchen reception
- Juliet balcony
- Ample storage space
- Nearby multiple transport links

# In Detail

Nestled on Worbeck Road in the charming area of Anerley, London, this delightful top floor flat offers a perfect blend of modern living and classic character. Spanning an impressive 568 square feet, this property has been thoughtfully converted to maximise space and comfort.

The bright and airy reception room, which serves as an inviting space for relaxation or entertaining guests. The large windows allow natural light to flood the room, creating a warm and welcoming atmosphere. The flat features one well-proportioned bedroom, providing a peaceful retreat at the end of the day.

The bathroom is modern and stylish, designed to cater to your everyday needs. One of the standout features of this property is the abundance of built-in storage space, ensuring that you can keep your living area tidy and organised.

Featuring a charming Juliet balcony, where you can enjoy a breath of fresh air and take in the views of the surrounding area. This flat combines historical charm with contemporary conveniences, making it an ideal choice for those seeking a unique home in a vibrant London neighbourhood.

The location is particularly well connected, with Norwood Junction, Anerley, and Birkbeck stations all within walking distance, providing access to multiple mainline and Overground services. There are also bus routes conveniently located, ensuring excellent transport links.

Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its modern features and inviting atmosphere. Don't miss the opportunity to make this lovely flat your new home.

EPC: B | Council Tax Band: B | Lease: 117 Yeas remaining | SC: As & When | GR: £250pa | BI: £365pa



# Floorplan

**Worbeck Road, SE20**

Total\* = 52.8 sq. m / 568.6 sq. ft

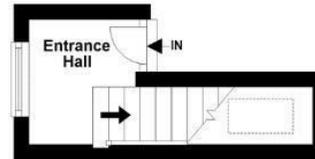
Second Floor = 48.7 sq. m / 524.6 sq. ft

First Floor = 4.1 sq. m / 43.9 sq. ft

 = Reduced head room below 1.5m



## First Floor



## Second Floor



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) <b>A</b>		
81-101) <b>B</b>	<b>81</b>	<b>81</b>
69-80) <b>C</b>		
55-68) <b>D</b>		
39-54) <b>E</b>		
21-38) <b>F</b>		
1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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