



## Flat 2 5 Anerley Station Road , SE20 8FD

**Offers In Excess Of £260,000**

Nestled in the vibrant area of Penge, London, this charming two-bedroom flat on Anerley Station Road offers a delightful blend of modern living and convenience. Built in 2009, this purpose-built residence spans an impressive 628 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by an inviting open-plan kitchen and reception area, perfect for both relaxation and entertaining. This bright and airy space seamlessly extends to a private balcony, where you can enjoy your morning coffee or unwind after a long day. The flat features two well-proportioned double bedrooms, ensuring that there is plenty of room for family or guests.

The property boasts a contemporary bathroom and is sold chain-free, making it an ideal choice for those looking to move in without delay. Additionally, the convenience of underground parking with lift access adds to the appeal, providing secure and easy access to your vehicle.

Location is key, and this flat does not disappoint. Situated just a minute's walk from Anerley Station, commuting to central London or exploring the surrounding areas is effortless. With its modern amenities and prime location, this flat is perfect for first-time buyers, young professionals, or anyone seeking a comfortable home in a bustling part of London. Don't miss the opportunity to make this lovely flat your own.

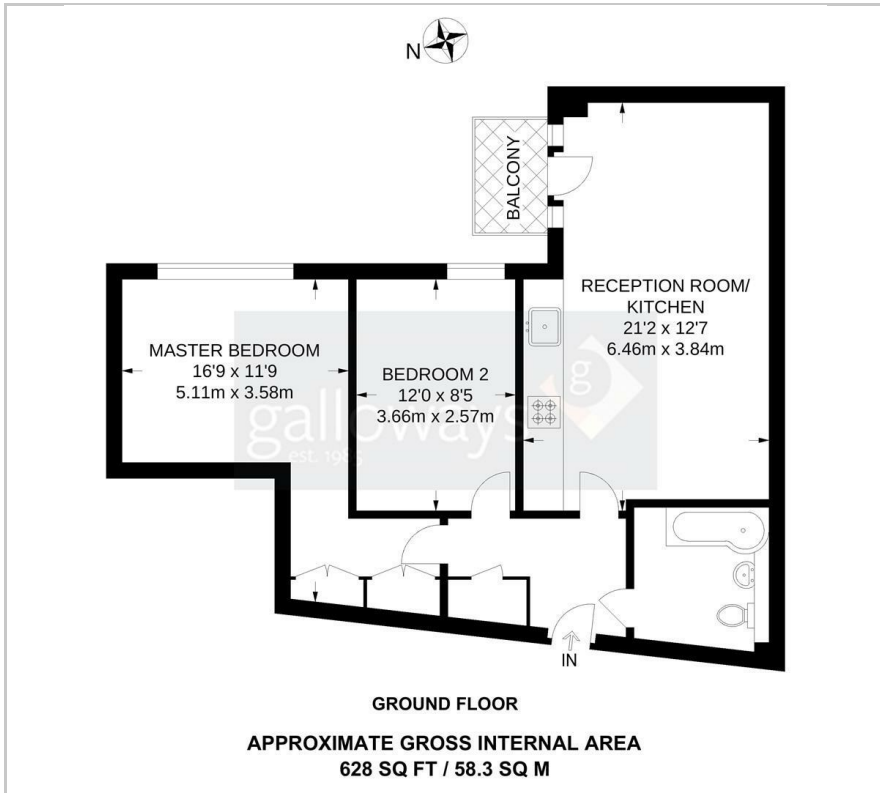
- TWO DOUBLE BEDROOMS
- CHAIN FREE
- GROUND FLOOR
- BALCONY
- SECURE ALLOCATED PARKING
- PURPOSE BUILT
- DOUBLE GLAZING
- 1 MINUTE WALK TO ANERLEY STATION
- 0.9 MILES TO CRYSTAL PALACE PARK
- (ALL DISTANCES ESTIMATED BY GOOGLE MAPS)

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.



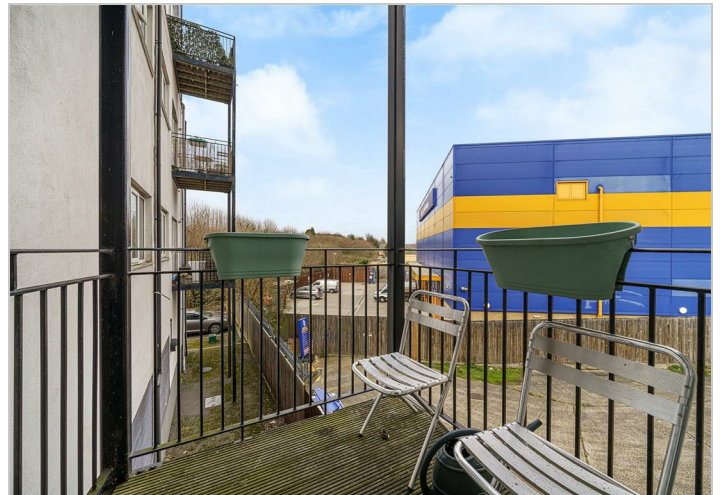
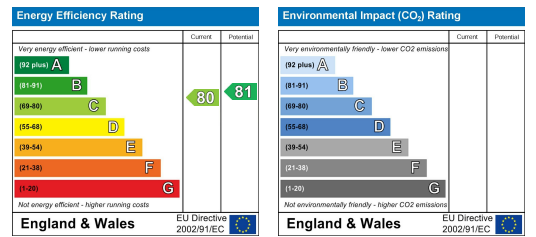
## Floor Plan



## Area Map



## Energy Efficiency Graph



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