



## Rosebank, Anerley

Asking Price £425,000



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## Property Summary

Propertyworld proudly presents this spacious two double bedroom purpose-built maisonette, ideally located within the highly sought-after Rosebank development. Tucked away in a quiet cul-de-sac just off Anerley Park, Rosebank enjoys an enviable position moments from the award-winning Crystal Palace Park and within easy walking distance of Penge High Street, offering an excellent selection of shops, cafés, restaurants, and gastropubs, including the ever-popular Bridge House.

Perfectly positioned for commuters, the property benefits from excellent transport links, with four nearby mainline and Overground stations: Penge East, Penge West, Crystal Palace, and Anerley.

The accommodation is bright, airy, and generously proportioned throughout, with an abundance of natural light enhancing the sense of space. What truly sets this home apart from many others within the cul-de-sac is the rare advantage of private off-road parking for two cars.

The impressive reception room measures over 16ft in length and features beautiful fitted wooden flooring along with lovely views across the large shingled garden. There is ample space for both dining and relaxing, making it an ideal entertaining and living area.

Both bedrooms are comfortable doubles and continue the attractive flooring found in the lounge, creating a cohesive and stylish finish throughout. The kitchen is well-appointed with a range of cream-coloured units, wooden worktops, and a clean white brick-style tiled splashback.

The bathroom comprises a modern white three-piece suite and benefits from a window, providing excellent natural light and ventilation. Additional features include double glazing throughout, a modern combi boiler, and a highly practical external storage area near the entrance — ideal for bicycles, gardening equipment, and additional storage needs.

Most importantly, the property is offered with a long lease, making it an exceptional opportunity for both homeowners and investors alike.

**Penge Sales**  
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## Property Summary

- TWO DOUBLE BEDROOMS
- Ground floor Maisonette
- PRIVATE GARDEN
- OFF ROAD PARKING -2 CARS
- Lounge in excess of 16ft
- Re-fitted bathroom, w/c
- Own front door
- Leashold Tenure - long lease term
- Epc Rated D
- Council Tax Band C

## Our Vendor Loves...

This has been a great home, Our close is so quiet and we are one of very few that has off road parking! Our place is really bright and the neighbours are almost like family. The garden was a god send during lock down and nowadays its so easy to jump on the train at Penge West and get into London within minutes.



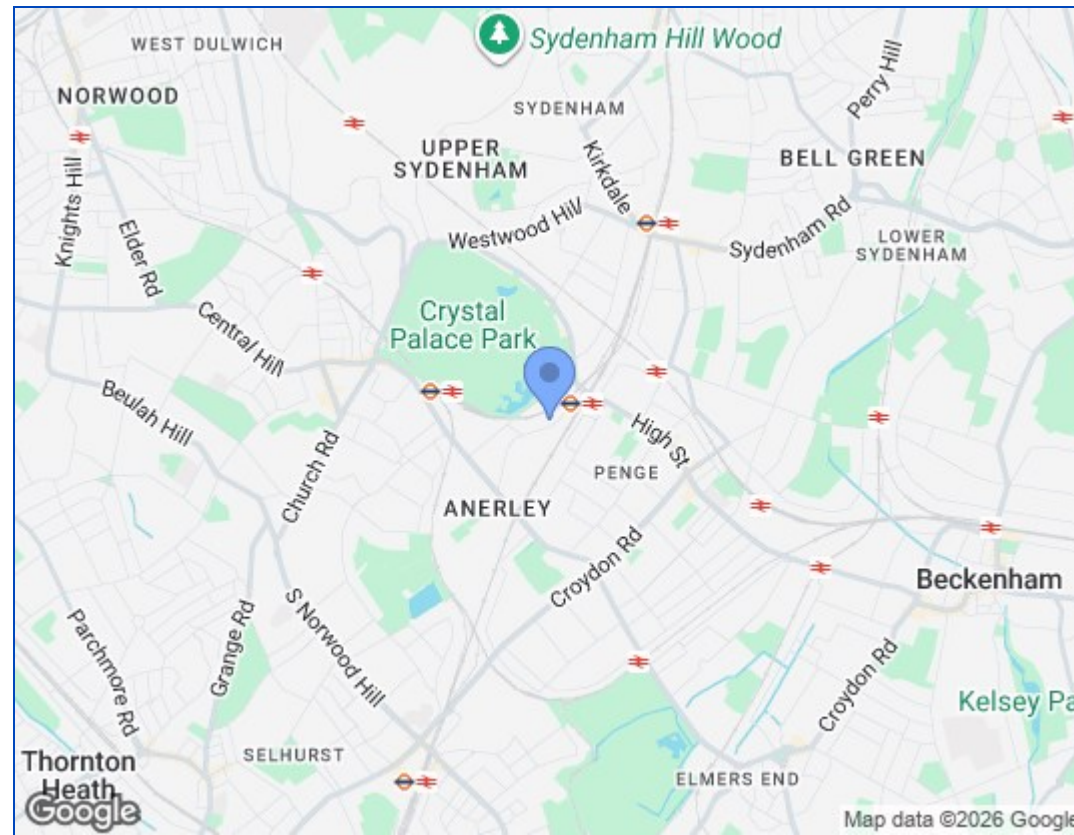




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 661 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 661 SQ FT / 61 SQM	Rosebank
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: 28/07/22
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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