galloways
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Sheldon Close

London, SE20 8LU

Asking Price £260,000

Offered to the market chain free, this well-proportioned one-bedroom first-floor leasehold flat located within a cul-de-sac combines its own front door with generous living accommodation and an excellent location close to Anerley Station and Betts Park. Extending to approximately 475 sq ft (44.1 sq m), the property offers a practical layout centred around a particularly spacious open-plan kitchen/reception room.

Accessed via its front garden with sole use and its own ground-floor entrance, stairs rise to the first floor where the accommodation includes a good-sized double bedroom measuring approximately 12'0" x 10'2", complemented by an extensive range of fitted wardrobes providing excellent storage.

The main feature of the property is the spacious 15'10" x 13'3" open-plan kitchen/reception room. Multiple windows provide plenty of natural light, while the fitted kitchen offers a range of contemporary units and work surfaces, integrated cooking appliances and a breakfast bar separating the kitchen from the main living area.

The accommodation is completed by a fitted bathroom with a white suite and shower over the bath, together with additional storage off the hallway. The property also further benefits from having a loft space, which is great for storage.

The location is particularly convenient for commuters, with Anerley Station within easy reach, providing London Overground services and connections across the wider London transport network. Betts Park is also close by, providing valuable local green space, while the surrounding Anerley and Penge areas offer a good selection of shops, cafés and

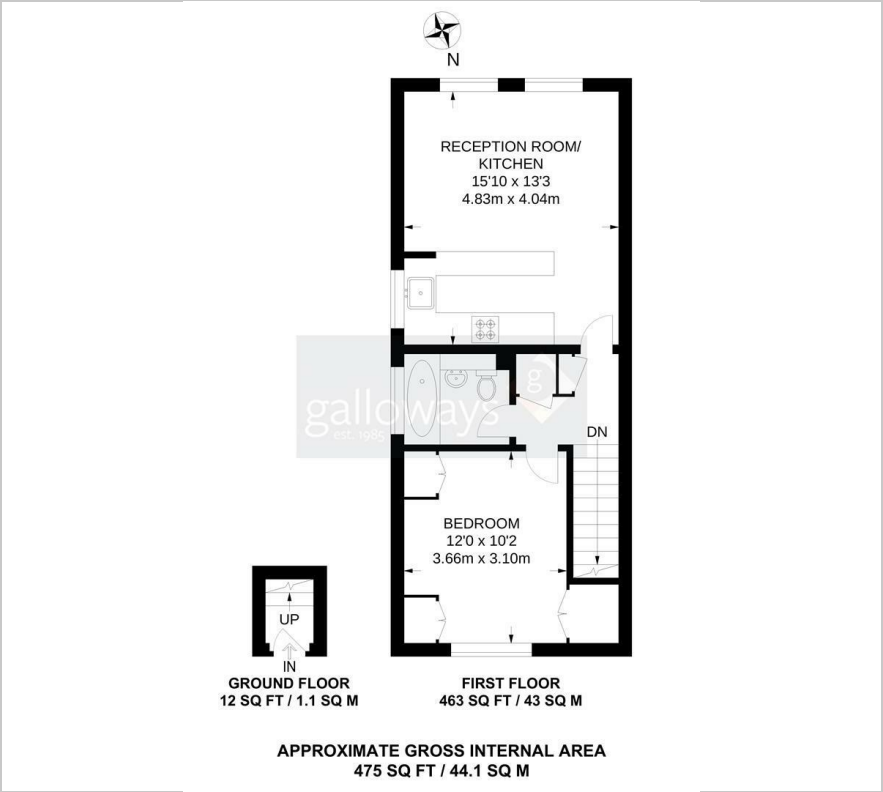
- CHAIN FREE
- ONE BEDROOM FIRST-FLOOR LEASEHOLD FLAT
- OWN FRONT DOOR & FRONT GARDEN
- PEPPERCORN GROUND RENT & NO FIXED SERVICE CHARGE (AD HOC BASIS)
- SPACIOUS OPEN-PLAN KITCHEN/RECEPTION ROOM
- DOUBLE BEDROOM WITH EXTENSIVE FITTED STORAGE
- SHARE OF FREEHOLD
- CLOSE TO ANERLEY STATION
- CONVENIENT FOR BETTS PARK & CRYSTAL PALACE PARK AND TRIANGLE
- IDEAL FIRST-TIME PURCHASE

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.

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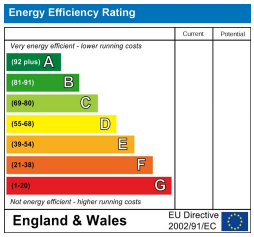
Floor Plan

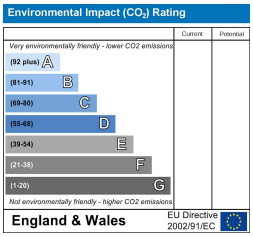


Area Map



Energy Efficiency Graph













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