



Ashurst Close, Anerley

Price Guide £355,000



Property Summary

Price Guide - £355,000 -£365,000

Lovingly refurbished throughout and offering complete piece of mind - not forgetting a long lease, Propertyworld offers this beautifully, modernised, two bedroom, purpose built flat, to the Sales market.

Allocated on the top floor, this particular home relishes the views below, over the beautiful landscaped lawns - from every aspect, thus combining the modern living requirements within a quiet, yet convenient, cul-de-sac location.

Each room has been carefully refurbished and to summarise as follows: Entry Phone access with stairs up to the top floor. There, find a large lounge, allowing plenty of space both for dining and seating - oozing in natural light, via the large dual aspect windows and complimented with fitted wood floors. Both bedrooms come with soft new carpets and ample space for bed and wardrobe layout.

The new kitchen, provides a range of wall and base cupboards and lots of worktop space for food preparation.

The bathroom is simply stunning and so eye-catching and meticulously re-designed. Additionally, there is also access to the loft housing a new boiler. Double glazing to all aspect, Allocated parking and no onward chain, this is a home ready for immediate residency, with the piece of mind of a long lease term too.

Additional benefits include double glazing, allocated parking and entry phone security.

With the Crystal Palace Triangle close by, there are many bars and restaurants to be enjoyed at your leisure. Located in the upper part of Penge, this property is just a short walk from Anerley train station. It also has easy access to both Crystal Palace and Penge East stations, offering a number of options for an easy commute into town.

Penge Sales

020 8659 1005

www.propertyworlduk.net

Property Summary

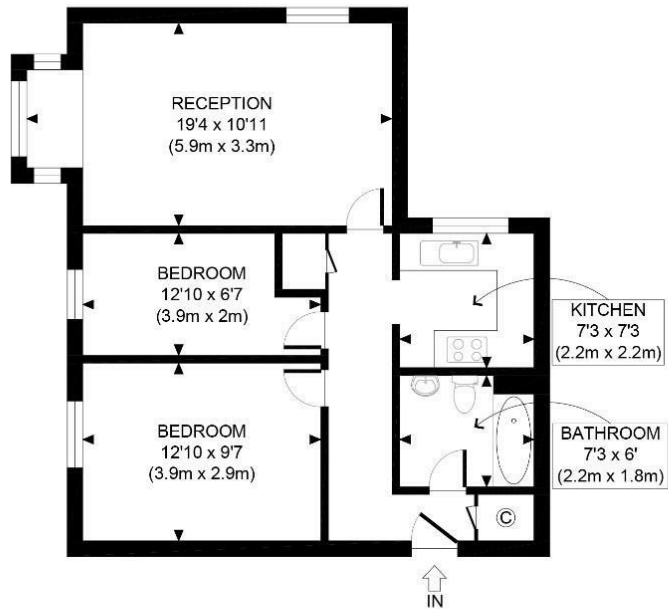
- Two bedrooms
- Purpose built Flat
- Lovingly re-furbished throughout
- Top floor accommodation
- Lounge in excess of 16ft x 10ft
- Gorgeous surround landscaped lawns
- No onward chain
- Leasehold Tenure with long lease term
- Epc rated D
- Council Tax band C

Our Vendor Loves...

I have refurbished this property with a lot of love and care. The area is lovely and the neighbours are nice. The flat is very large and bright. I know whoever lives here, will love it!



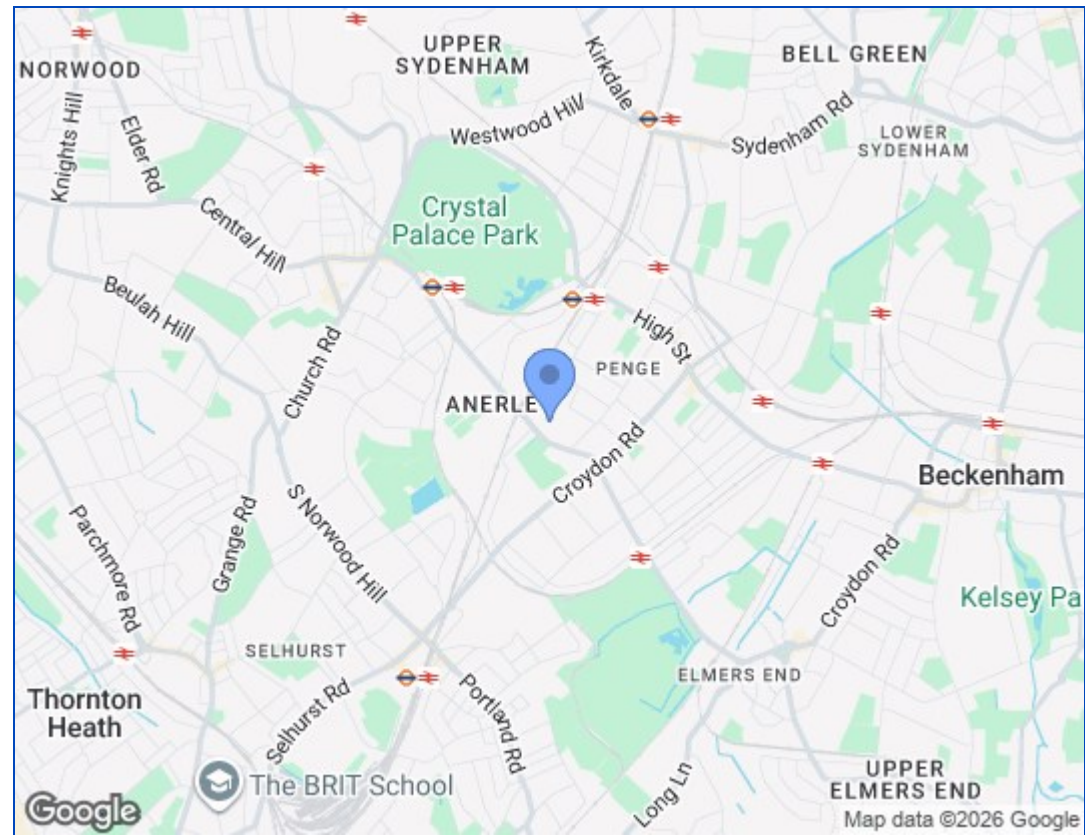




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 608 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 608 SQ FT / 56 SQM	Ashurst close
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 28/02/26
	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	71
(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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