



**Croydon Road, Anerley**

Offers Over £399,995



## Property Summary

Propertyworld is delighted to offer this simply gorgeous top floor, two double bedroom apartment forming part of an attractive detached Victorian building and presented to the market in truly stunning condition throughout.

This beautifully finished home has been neutrally decorated with a contemporary feel, enjoys bags of natural light and has been carefully styled to maximise both space and comfort. The fabulous reception room is a real highlight, generous in size with stripped wooden flooring, bespoke recessed shelving and two double glazed windows that flood the room with light.

The kitchen/diner is equally impressive, featuring a sleek off-light grey, handleless modern kitchen with integrated electric hob, oven and appliances. Herringbone-style wooden flooring adds a stylish touch, while there is ample space for a dining table and chairs, making this a perfect room for entertaining.

Both bedrooms are comfortable doubles, carpeted for comfort and benefiting from built-in wardrobes. The bathroom is fully tiled and finished with distinctive hexagonal tiling, a floating sink and WC, heated towel rail and a shower over the bath.

The property further benefits from double glazing throughout, gas central heating, a share of freehold with a long lease, and access to a spacious hard-landscaped communal garden — ideal for summer barbecues or relaxing with friends.

Perfectly positioned, the apartment is just a short walk from Anerley and Birkbeck stations. The buzzing Crystal Palace Triangle, with its gastropubs, destination restaurants and independent coffee shops, is easily accessible, as is Penge High Street. A wealth of green spaces are nearby, including Betts Park and the award-winning Crystal Palace Park.

An ideal first-time purchase and a property that truly ticks all the boxes.

**Penge Sales**  
**020 8659 1005**  
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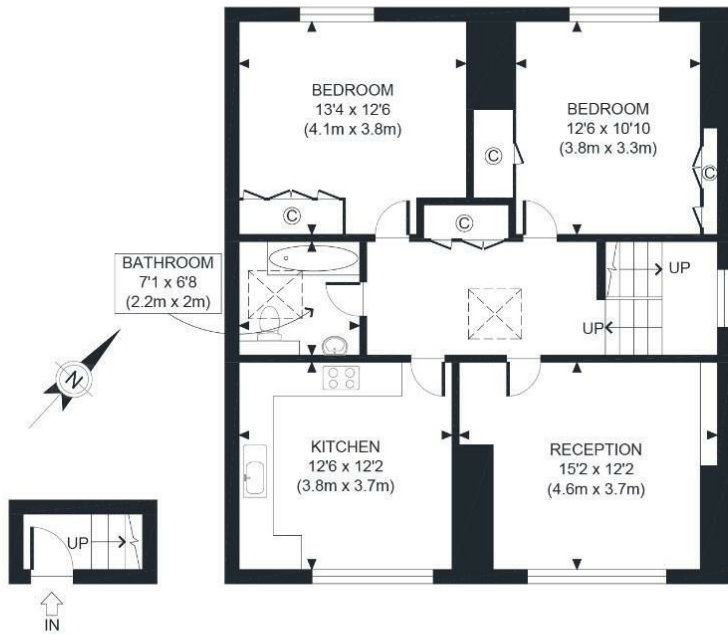
- Two double bedroom apartment
- Top floor in stylish detached building
- Stunning interior
- Wooden flooring throughout much of the property
- Contemporary kitchen diner
- Gorgeous modern bathroom
- Large communal garden for entertaining
- Share of Freehold and long lease
- Council Tax Band D
- EPC Rating C

## Our Vendor Loves...

"As our first property away from our family homes, the past few years living here have been some of the best and most precious. We hold so many special memories of the apartment, hosting friends and family for countless dinner parties, movie marathons, and holiday celebrations. We particularly love the way the sun drenches each room and how, when chilling on the sofa, we're blessed with views of nothing but the treetops. Come any firework festivity, we have always been guaranteed a perfect panorama of all the action! It's also because of this apartment, and its close proximity to several well-connected stations, that we have discovered our favourite craft breweries, coffee shops, and pizza spots that we will return to time and time again. We're honoured to have called this place home for so long and hope the new owners love it as much as we have!"



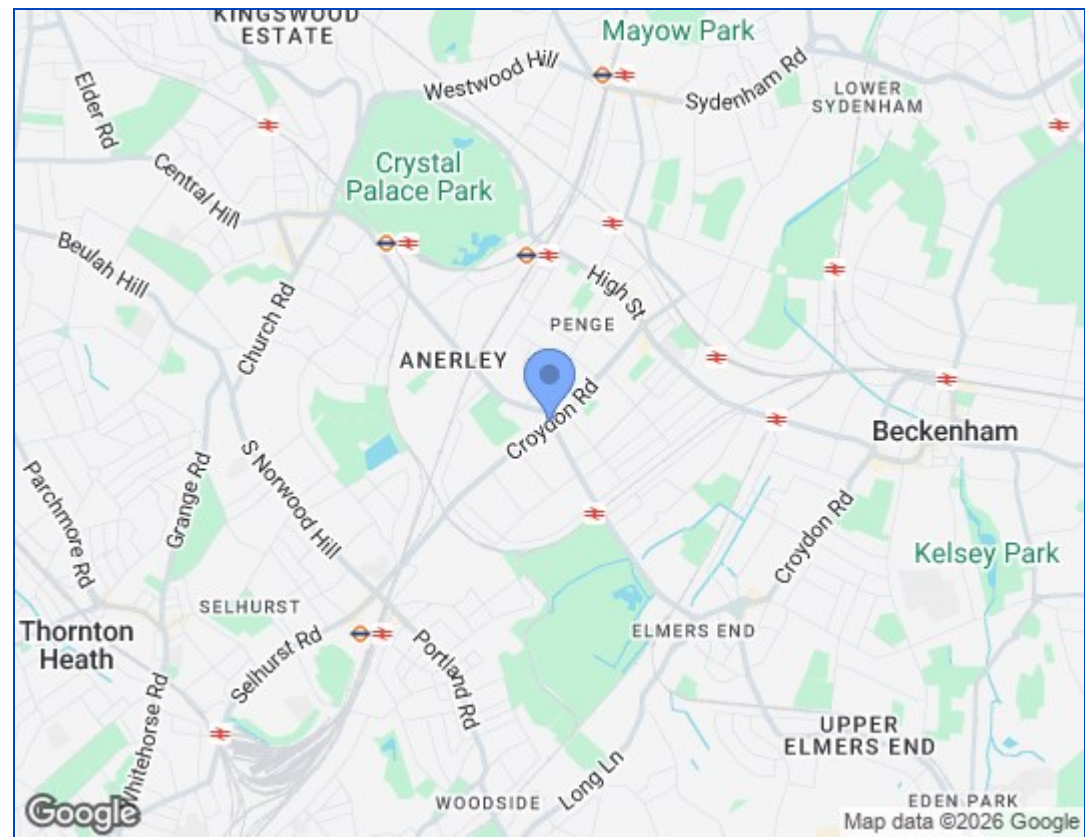




FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 23 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 903 SQ FT

<b>APPROX. GROSS INTERNAL FLOOR AREA 926 SQ FT / 86 SQM</b>	<b>Croydon Road</b>
<small>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</small>	<small>date 29/01/26</small>
	<b>photoplan</b>



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	

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