



Anerley Grove, SE19 | Guide Price £325,000

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In General

- One bedroom hall floor period conversion
- Bright and colourful decor
- Small quiet cul de sac
- Close to the station and Triangle
- High ceilings and sash windows

In Detail

Guide price £325,000 - £350,000

A beautifully presented one bedroom hall-floor period conversion, tucked away on a quiet cul-de-sac close to central Crystal Palace and the station.

This fresh and inviting home has been thoughtfully upgraded to create a stylish and comfortable living space with colourful, characterful décor. The elegant reception room features high ceilings, a bright shuttered bay window, and a striking forest-green feature wall, offering a blend of period charm and modern flair.

The tranquil bedroom, positioned at the rear of the building, provides a peaceful retreat with ample space for a home working area if desired. The separate shaker-style kitchen offers excellent storage and solid wood worktops, while the modernised bathroom impresses with bold matt-black fittings and a contemporary finish. Additional highlights include fitted storage and an abundance of natural light throughout.

Set within an attractive brick-fronted Victorian building, this property is ideally located for the vibrant array of shops, cafés, and restaurants along the Crystal Palace Triangle, as well as the Everyman Cinema. Crystal Palace Park is also nearby, and Crystal Palace Station offers excellent connections to both central and East London.

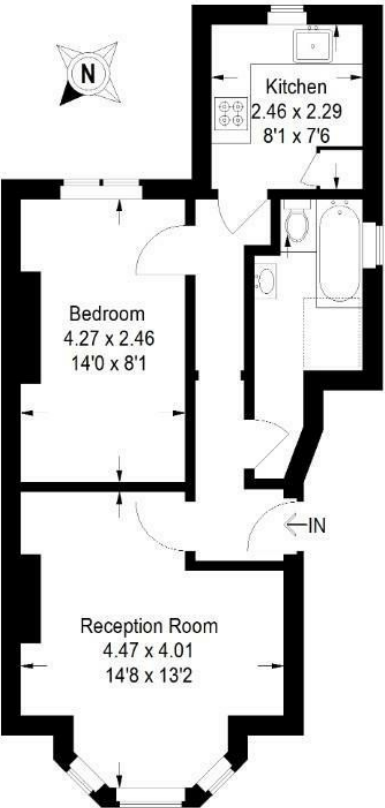
EPC: D | Council Tax Band: B | Lease: 93 Years remaining | SC: £280pa | GR: £300pa | BI : TBC



Floorplan

Anerley Grove, SE19

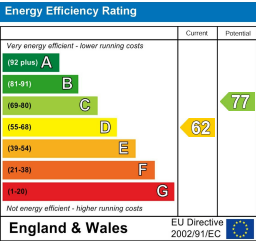
Approximate Gross Internal Area
43.4 sq m / 467 sq ft



Raised Ground Floor

— = Reduced headroom below 1.5 m / 5'0'

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as defined by RICS - Code of Measuring Practice.
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