



## Anerley Road, Anerley

Guide Price £300,000



## Property Summary

Guide Price: £300,000 - £325,000

A SPACIOUS two DOUBLE bedroom period conversion flat offered to the sales market by Propertyworld. This beautiful flat and FIRST TIME BUYERS dream is located close to the centre of uber trendy Crystal Palace and is therefore well served with bars, restaurants, the EVERYMAN cinema and lots of transport links. The flat is a fabulous size with excellent proportions, generous rooms sizes and OFF STREET PARKING. The details include: to front there is beautiful lounge with a bay window to front, spotlights, neutral decor, fitted carpet and space for a dining room table and chairs, the recently re-modelled kitchen is gorgeous in our opinion and includes an extensive range of wall and base high gloss units, integrated appliances, spotlights, tiled splashback. gas hob, electric oven and modern combi boiler, there are two GENUINE DOUBLE bedrooms - both decorated in neutral tones, plus a modern high spec bathroom with a walk in shower, two piece white bathroom suite and tiled walls. With DOUBLE GLAZING, PARKING, a long lease and much else, this is a superb property in a desirable location. Please call Propertyworld on 0208 659 1005 to view. EPC rating is C, council tax is B.

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Two bedroom flat
- Period conversion
- Spacious flat
- Fabulous location
- Beautifully presented
- OFF STREET PARKING
- Long lease\*
- 2 x DOUBLE bedrooms
- Ideal first time buy
- GCH & Double glazing

## Our Vendor Loves...

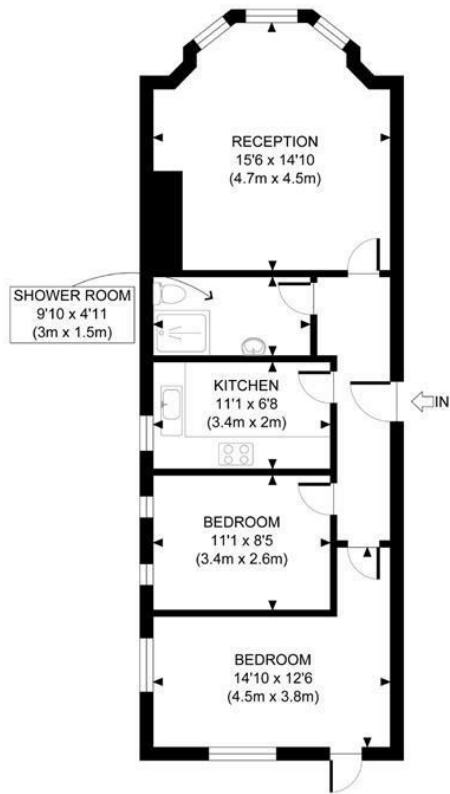
Our Vendor Loves...

"I've really loved living in this flat, it is surprisingly light and airy for a lower ground floor and I love just how big it is. The neighbours in the building are all fantastic and really friendly, its like a nice little community who pull together to solve any rare issues.

The flat is in a great location for getting into central London, there are 4 different train lines within 15/20 minutes walk, plus the tram system nearby for travelling across south London and also a bus stop right outside the front door - all this makes travelling about London or commuting super easy".







LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 647 SQ. FT

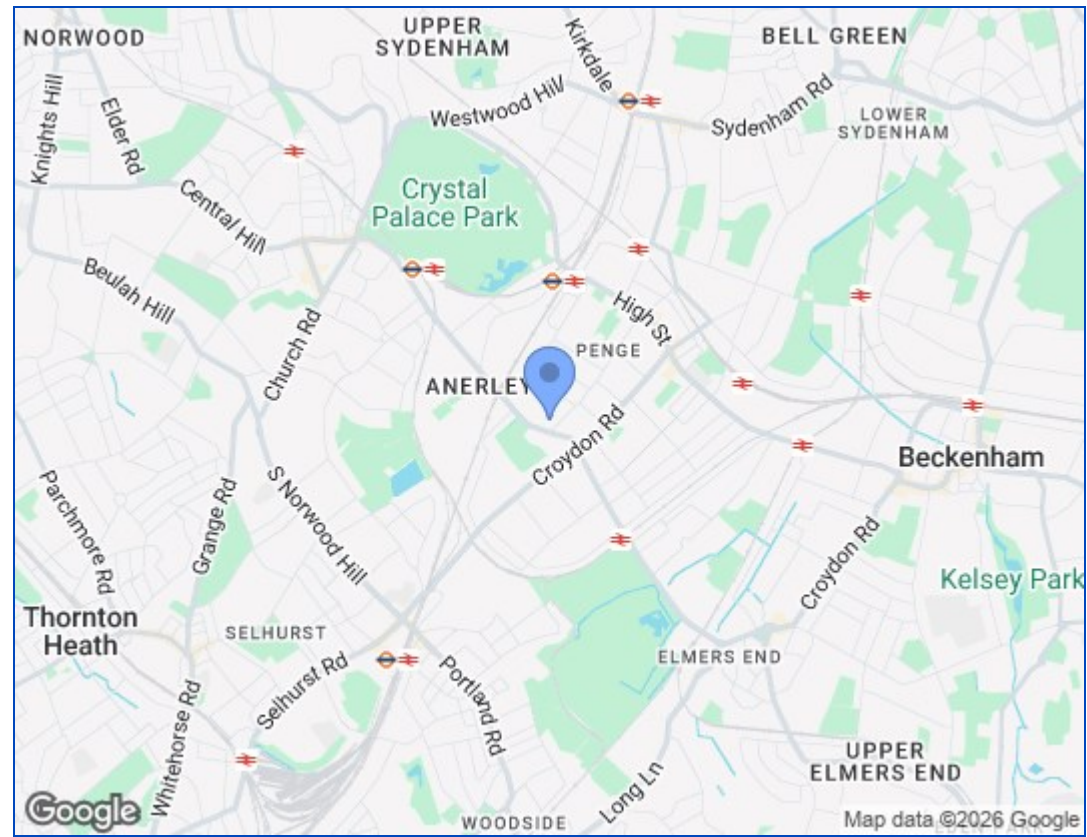


APPROX. GROSS INTERNAL FLOOR AREA 647 SQ FT / 60 SQM

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

Anerley Road

date 16/06/22



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

