



## Impact Court Stembridge Road

London, SE20 7UP

**Offers In Excess Of £250,000**

Nestled on Stembridge Road in the charming area of Anerley, London, this delightful flat offers a perfect blend of comfort and convenience. Built in 1974, this property spans an impressive 529 square feet and features a well designed layout that maximises space and natural light.

Upon entering, you are greeted by a welcoming entrance hallway that leads you into the heart of the home. The large reception room is a standout feature, bathed in sunlight and offering lovely tree lined views, including a glimpse of the iconic Crystal Palace Tower. This inviting space also grants access to a private balcony, ideal for enjoying a morning coffee or unwinding in the evening.

The flat comprises one spacious bedroom, providing a peaceful retreat, and a well appointed bathroom. The separate kitchen is thoughtfully designed with ample room for a dining table, making it perfect for entertaining guests or enjoying family meals.

For those with a vehicle, the property includes one allocated parking space behind secure gates, ensuring both convenience and peace of mind.

This flat is an excellent opportunity for first time buyers or those seeking a comfortable rental in a vibrant London neighbourhood. With its practical layout, natural light, and proximity to local amenities, this property is sure to appeal to a wide range of prospective residents. Don't miss the chance to make this charming flat your new home.

- ONE BEDROOM FLAT
- BALCONY
- GATED DEVELOPMENT
- ALLOCATED PARKING
- SEPARATE KITCHEN
- TREE LINED VIEWS
- FLOODED WITH NATURAL LIGHT
- 12 MINUTE WALK TO ANERLEY STATION
- 12 MINUTE WALK TO BIRKBECK STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)

### 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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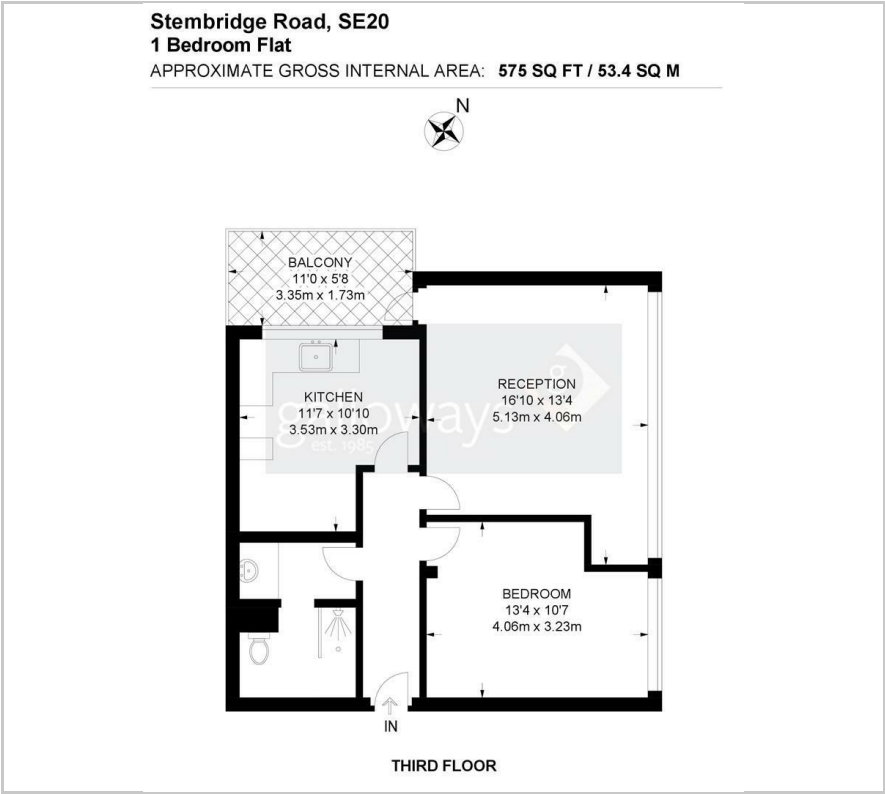


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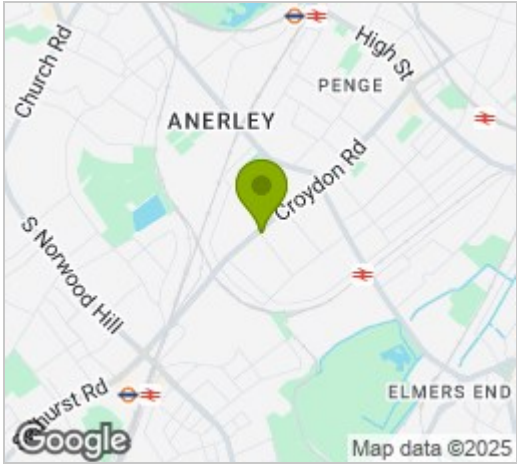


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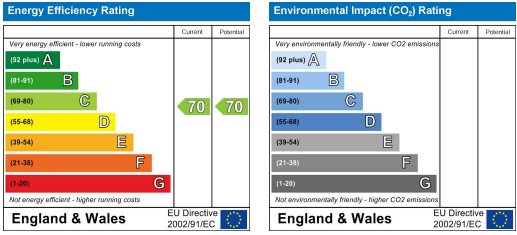
Floor Plan



Area Map



Energy Efficiency Graph



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