



## Anerley Park, London

Offers In Excess Of £400,000



## Property Summary

Propertyworld is delighted to present this charming two-bedroom top-floor apartment, set within the elegant and historic Melton House. Originally built in the early 1900s to accommodate affluent professionals and families drawn to the nearby Crystal Palace and its expansive grounds, this characterful building retains a sense of grandeur.

Tucked away along a private driveway, Melton House is a charming period property offering privacy and character.

The apartment itself is located on the top floor, accessed via a short flight of steps. Upon entering, you are welcomed by a bright and airy interior, with well-proportioned rooms and a wonderful sense of tranquillity throughout. The property enjoys peaceful, leafy views from every aspect, creating a calm and relaxing living environment.

Both bedrooms are generously sized, with the principal bedroom benefiting from dual-aspect windows that flood the space with natural light. The spacious lounge also enjoys dual-aspect views and provides ample room for both comfortable seating and a dining area, making it ideal for relaxing or entertaining. The kitchen is conveniently positioned adjacent to the lounge and offers a good range of cupboards along with generous worktop space. The bathroom features a clean, white three-piece suite complemented by soft green walls, creating a fresh and calming finish.

Further benefits include entry phone access, an allocated off-street parking space and well-maintained communal gardens. Quietly positioned behind the houses of Anerley Park, this unique property offers a rare combination of privacy, character, and convenience.

## Property Summary

- Two Bedrooms
- Period conversion apartment
- Dual aspect lounge
- Beautifully maintained throughout
- Top floor accommodation
- Allocated, easy parking space
- No onward chain
- Leasehold Tenure with lease term
- Council tax Band C
- Epc rated C

## Our Vendor Loves...

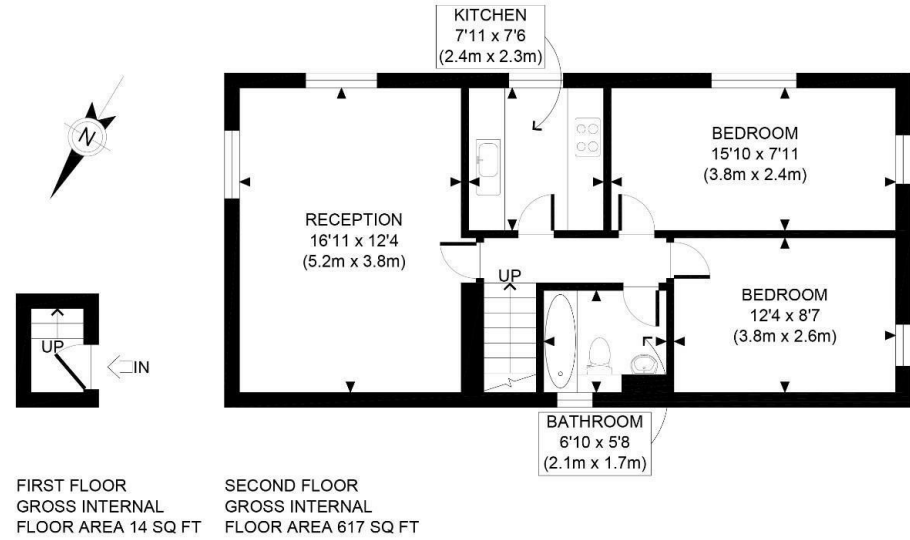
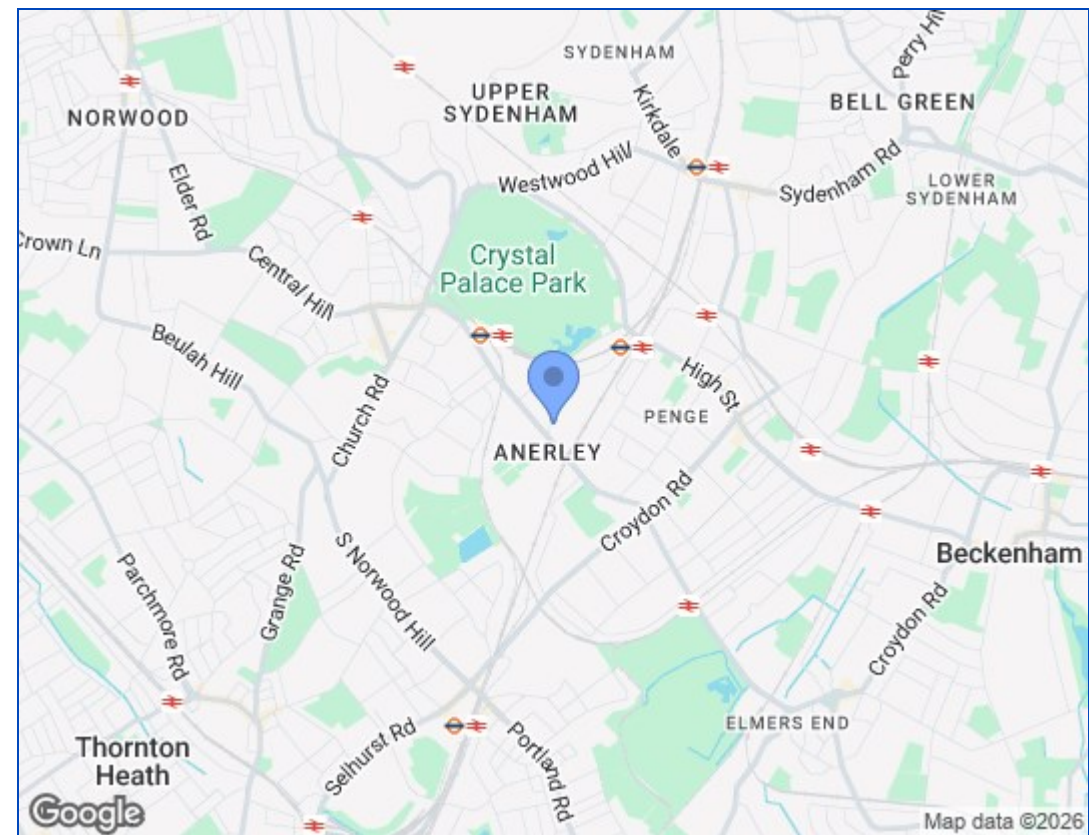
Our Vendor loves ....

I fell in love with this flat when I first viewed it 17 years ago, and I still feel exactly the same today. As it's at the end of a private road, it's incredibly peaceful – I wake up to birdsong rather than traffic, which is a rare find in London. The flat is filled with natural light and is surrounded by trees and gardens, which has made it a joy to live and work in.

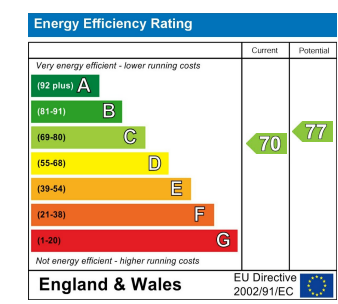
Being just a short walk from Crystal Palace Park, with its lakes and famous dinosaurs, has been a real highlight of living here. With four stations and multiple lines within walking distance, it's also incredibly well connected. I will really miss living here.







<b>APPROX. GROSS INTERNAL FLOOR AREA 631 SQ FT / 59 SQM</b>		<b>melton Road</b>	
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	03/04/26
		<b>photoplan</b>	



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