



## Flat 4 5 Anerley Station Road

London, SE20 8FD

**Asking Price £275,000**

Nestled in the vibrant area of Anerley, London, this charming two-bedroom flat offers a delightful blend of comfort and convenience. With a generous lease of 108 years, this property is an excellent opportunity for both first-time buyers and those looking to invest in a prime location.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is thoughtfully designed, ensuring functionality and comfort for everyday living. One of the standout features of this property is the private balcony, which invites you to enjoy fresh air and views, perfect for unwinding after a busy day.

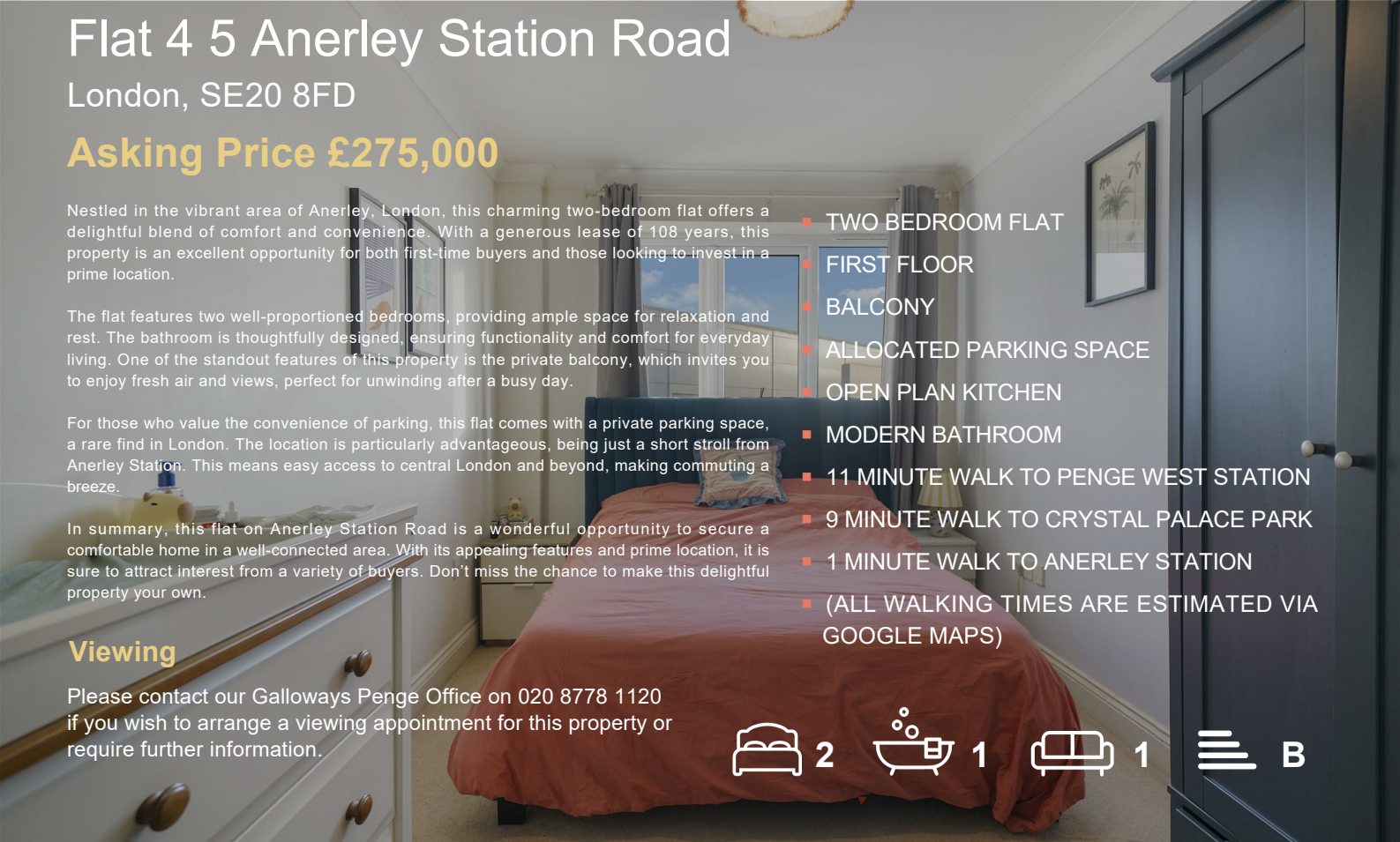
For those who value the convenience of parking, this flat comes with a private parking space, a rare find in London. The location is particularly advantageous, being just a short stroll from Anerley Station. This means easy access to central London and beyond, making commuting a breeze.

In summary, this flat on Anerley Station Road is a wonderful opportunity to secure a comfortable home in a well-connected area. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your own.

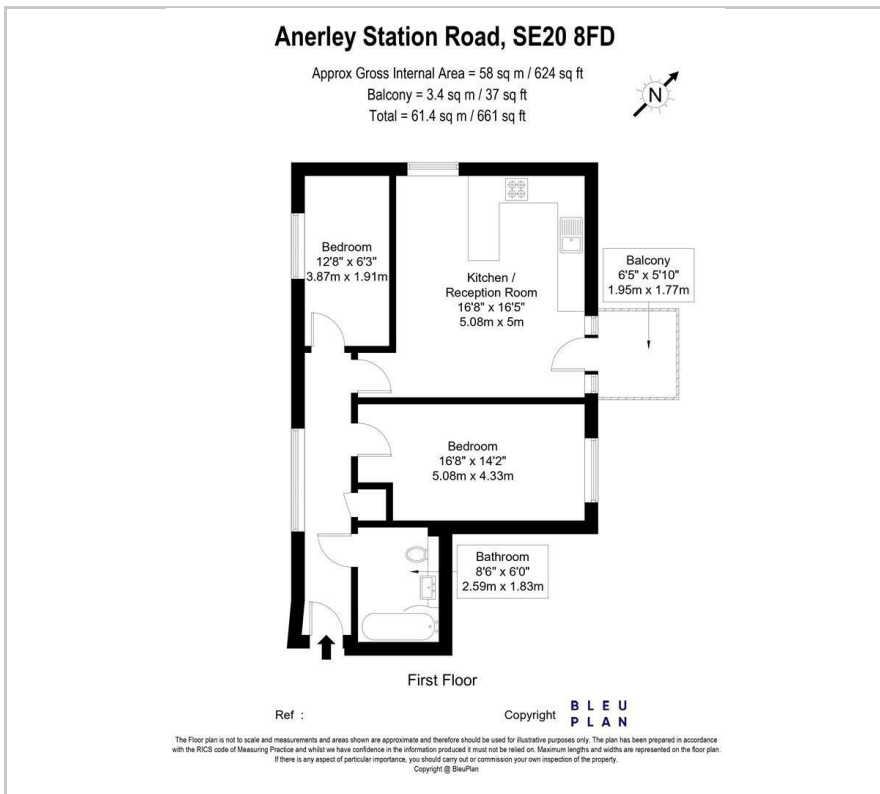
- TWO BEDROOM FLAT
- FIRST FLOOR
- BALCONY
- ALLOCATED PARKING SPACE
- OPEN PLAN KITCHEN
- MODERN BATHROOM
- 11 MINUTE WALK TO PENGE WEST STATION
- 9 MINUTE WALK TO CRYSTAL PALACE PARK
- 1 MINUTE WALK TO ANERLEY STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)

### 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.



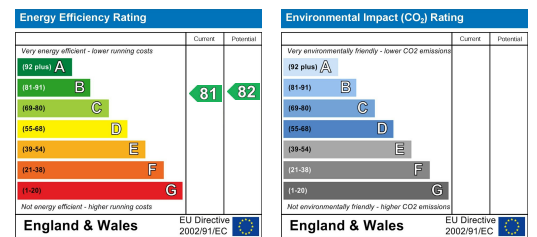
## Floor Plan



## Area Map



## Energy Efficiency Graph



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