



Anerley Park SE20
£425,000

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In general

- Private rear garden
- Off street parking
- A share of the freehold
- Highly regarded location
- Choice of transport links
- Tastefully finished

In detail

A charming two bedroom garden flat positioned on a highly regarded road nearby Crystal Palace Park and multiple rail links.

This inviting accommodation offers a pleasant and comfortable space for immediate enjoyment. Highlights include a modern, separate kitchen, well appointed bedrooms on opposites sides of the flat, a cosy reception room with patio door leading outside, and a share of the freehold.

Externally there is direct access to a beautifully finished private garden with side access, also off street parking.

Anerley Park works well for access to Crystal Palace, Anerley and both Penge East / West rail links.

Nearby leisure and shopping amenities include central Crystal Palace, Anerley Parade and the High Street, whilst also just a short walk to 200 acres of parkland.

EPC: D | Council Tax Band: B | Lease: 986 years remaining | SC: £1,000pa | GR: N/A | BI: Incl in SC



Floorplan

Anerley Park, SE20

Approximate Gross Internal Area
(Excluding Storage)

50.6 sq m / 544 sq ft



Lower Ground Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Drop table	Current	Predicted
52	A		
41	B		
30	C		
20	D		
10	E		
0	F		
-10	G		

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