



Anerley Road SE20
£425,000

0208 702 9333
pedderproperty.com

pedder



In general

- 766 sq ft / 71.2 sq m
- Two double bedrooms
- No onward chain
- Direct access to roof garden
- Convenient for transport links
- Characterful features

In detail

A light, bright and spacious first floor period conversion boasting direct access to a private roof garden and available for sale with no onward chain.

This characterful property is well placed for a number of transport links and amenities, whilst offering 766 sq ft / 71.2 sq m of accommodation.

Notable features include stripped wood flooring, two double bedrooms, a generous entrance hall, high ceilings, and outside for enjoying sunny days.

Anerley Road works well for access to Anerley, Crystal Palace and both Penge East and West rail links, also moments from Crystal Palace Park.

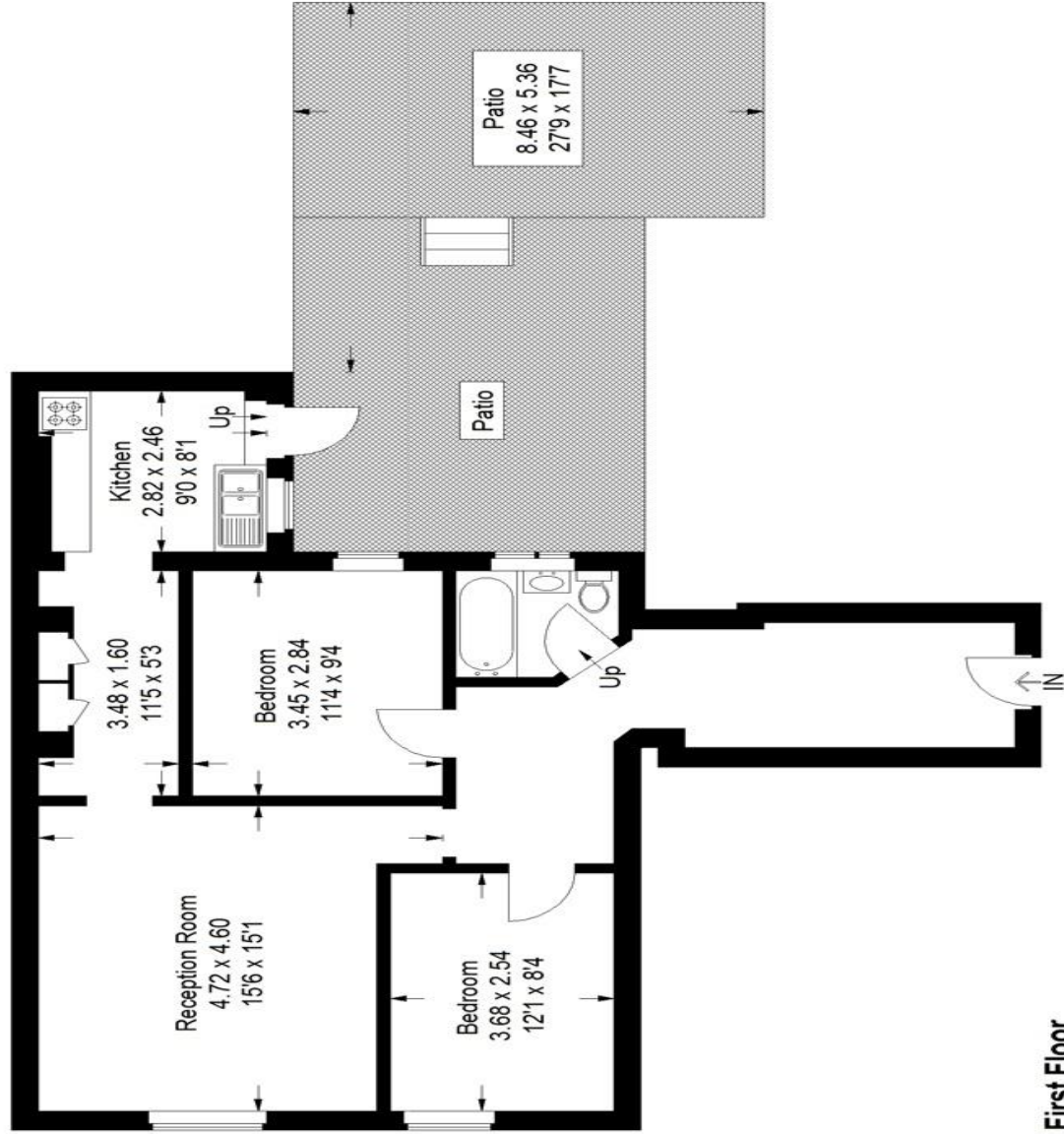
EPC: C



Floorplan

Anerley Road SE20

Approximate Gross Internal Area
71.2 sq m / 766 sq ft



First Floor

Copyright www.pedderproperty.com © 2021

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	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	62 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.