



Anerley Park SE20  
£399,950

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

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