



Anerley Park SE20
£500,000

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In general

- Three double bedrooms
- 854 sq ft / 79.4 sq m
- Close to rail links and amenities
- Off street parking available
- Juliette balcony with rear garden outlook
- Communal garden
- Ideally located for Crystal Palace park

In detail

A beautifully presented three double bedroom split level conversion, conveniently positioned nearby Penge East, Penge West, Anerley and Crystal Palace rail links, plus the multiple local amenities and the iconic Crystal Palace Park.

The accommodation is arranged over two levels and offers a high specification kitchen and bathroom, large living / entertaining space with a Juliette balcony which boasts stunning views of the rear communal garden.

Further benefits include residents parking, sky lights one of which is electric which flood the space with ample amounts of natural light and engineered oak flooring.

A perfect option for those seeking more space.

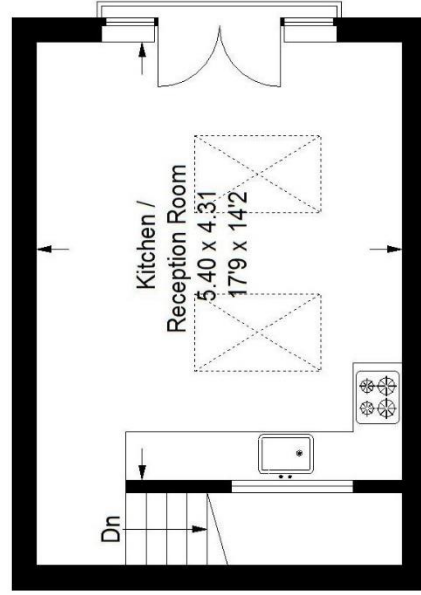
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Floorplan

Anerley Park, SE20

Approximate Gross Internal Area
First Floor = 50.1 sq m / 539 sq ft
Second Floor = 29.3 sq m / 315 sq ft
Total = 79.4 sq m / 854 sq ft



Second Floor (Top Floor)



First Floor

 = Reduced headroom below 1.5 m / 5'0

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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	71 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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