



Worbeck Road SE20
OIEO £450,000

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In general

- Three bedroom Victorian conversion
- A share of the freehold
- Sociable kitchen / diner
- Direct access to a private garden
- Period features
- Nearby transport links
- Attic storage space

In detail

A fresh and inviting three bedroom split level garden flat positioned on a quiet tree-lined residential road in Anerley.

The property has been remodelled and improved by the current owner to offer an immediately enjoyable, contemporary space with period features and tasteful decor.

The accommodation forms part of an attractive brick-fronted Victorian build and totals 888 sq ft / 82.5 sq m. Upon entering, the entrance hall and internal staircase are flooded with natural light from a skylight above, with the option to then climb for the sleeping areas or straight on to a sociable open-plan kitchen / diner, and living room beyond.

Brief highlights include an exposed brick feature wall, a recently fitted shower room, solid oak flooring, attic storage space, and a share of the freehold.

Externally, double doors from the living area lead (via an elegant spiral staircase) to a well cultivated 70 ft private garden with rear access.

Worbeck Road works well for multiple transport links including Birkbeck, Anerley and Norwood Junction rail, also walkable amenities and Crystal Palace Park.

EPC: D



Floorplan

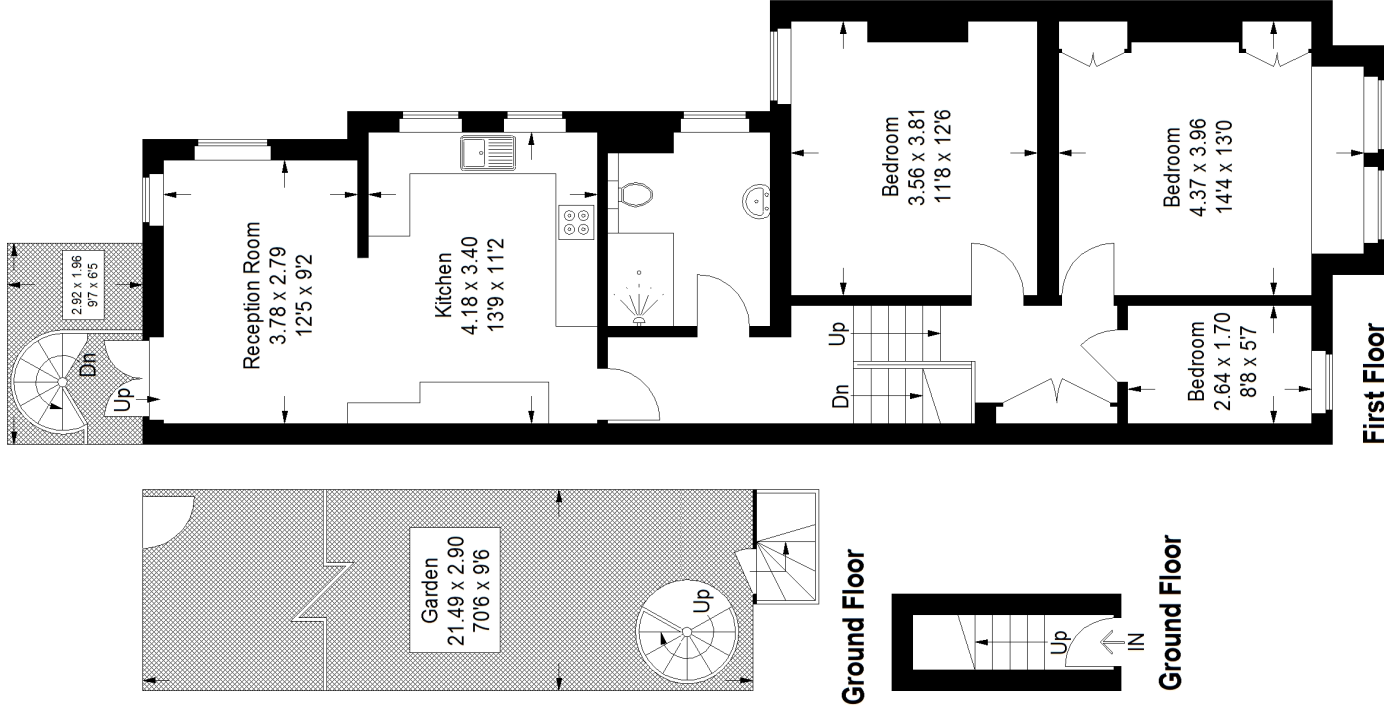
Worbeck Road, SE20

Approximate Gross Internal Area

Ground Floor = 2.3 sq m / 25 sq ft

First Floor = 82.6 sq m / 889 sq ft

Total = 84.9 sq m / 914 sq ft



Ground Floor

Ground Floor

First 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	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	71 C
39-54	E		
21-38	F		
1-20	G		

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