



Anerley Park SE20
OIEO £650,000

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In general

- 1466 sq ft / 136.2 sq m
- Private low maintenance rear garden
- Large master suite with a Juliette balcony
- Sought after location
- Nearby multiple transport links and Crystal Palace Park
- Split level accommodation
- Period features
- Share of the freehold
- No onward chain

In detail

A very generous three / four bedroom split level period conversion positioned on a highly regarded road nearby Crystal Palace Park and available for sale with no onward chain.

This unusually well proportioned property totals 1466 sq ft / 136.2 sq m, forms part of an attractive Victorian building and also benefits from a neatly presented private rear garden.

The current owners have improved and upgraded the space to include replacement double glazed sash windows and fresh neutral decor, whilst retaining many beautiful period features. The property occupies the entire second and third floors of the building and includes two reception rooms which are flooded with natural light and a spacious contemporary kitchen, with an abundance of storage and work space.

Other notable highlights include stripped wood flooring, a 21ft master bedroom with a Juliette balcony, a walk-in wardrobe and en suite, a study (ideal for home working), a freestanding roll top bath in the main bathroom, eaves storage, and a share of the freehold.

The garden offers a low maintenance, well planted, sunny retreat - perfect for relaxing on summer days.

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.

A rare market offering which should be viewed to be appreciated.

EPC: D | Council Tax Band: C | Lease: TBC | SC £100 | GR: N/A | BI: TBC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	75 C
39-54	E		
21-38	F		
1-20	G		

Floorplan

Anerley Park, SE20

Approximate Gross Internal Area

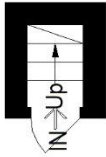
First Floor = 0.83 sq m / 9 sq ft

Second Floor = 70.9 sq m / 763 sq ft

Third Floor = 64.5 sq m / 694 sq ft

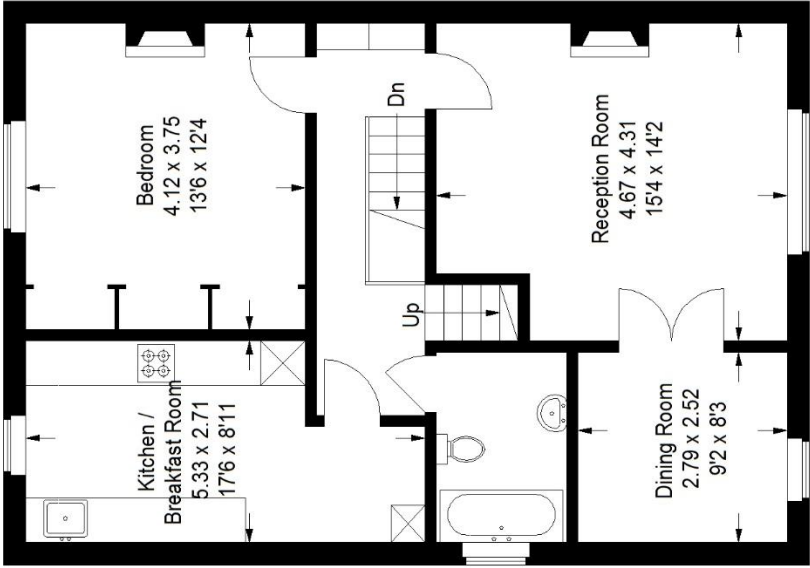
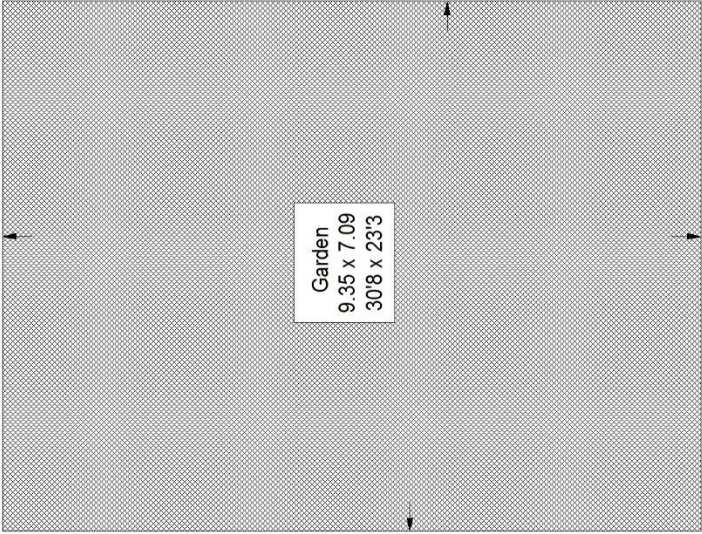
(Excluding Eaves Storage)

Total = 136.2 sq m / 1466 sq ft

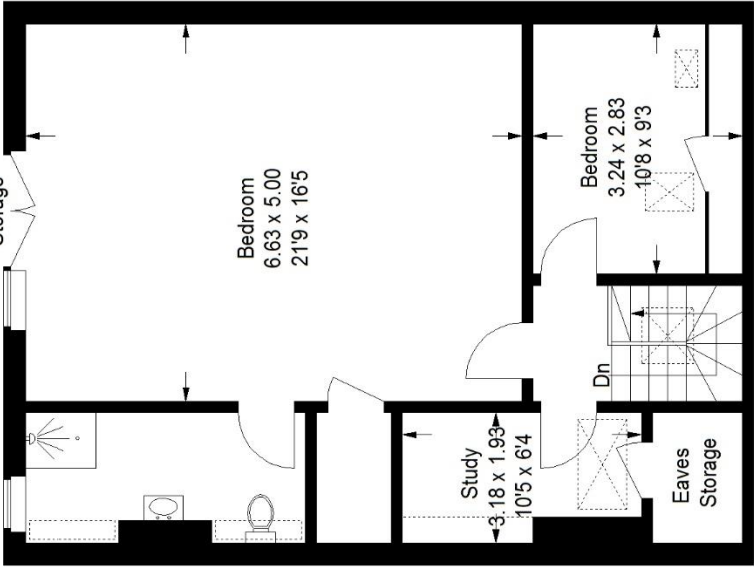


First Floor

Ground Floor
(Not Shown In Actual
Location / Orientation)



Second Floor



Third Floor

= Reduced headroom below 1.5 m / 5'0

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