



Anerley Park, SE20  
Guide £300,000 - £310,000

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# In general

- First floor
- Purpose built
- Private balcony
- Residents parking
- Convenient location
- No onward chain
- Ideal for transport links

# In detail

**\*Guide price £300,000 - £310,000\*** A contemporary and stylish one bedroom purpose built flat in a modern and friendly private development located on the sought after, tree-lined Anerley Park.

This stunning first floor flat is an ideal first time purchase for those seeking a hassle free and immediately enjoyable new home. Comprising a spacious double bedroom, modern tiled bathroom, an open plan and high spec kitchen including integrated Hotpoint appliances (dishwasher, washing machine, self-clean oven and induction hob), lounge leading to a private balcony overlooking the communal gardens and a dedicated office/home study area.

The property offers ample storage throughout and has been renovated to an extremely high standard with Wickes kitchen and John Lewis wool carpets throughout. The balcony benefits from the morning sun making it the perfect place to sit and have a coffee or a spot of breakfast alfresco. Additionally, the property comes with its own allocated parking space and is available with no onward chain.

Anerley Park is conveniently located for multiple transport links including Anerley, Crystal Palace and both Penge East & West stations offering access into London Bridge, Canada Water, Whitechapel & London Victoria. The Crystal Palace Triangle is also a short walk away boasting an array of boutique shops, eateries and bars.

EPC: B | Council Tax Band: C | Lease: 141 years remaining | SC: £1,498.96pa | GR: £250pa | BI: incl in SC

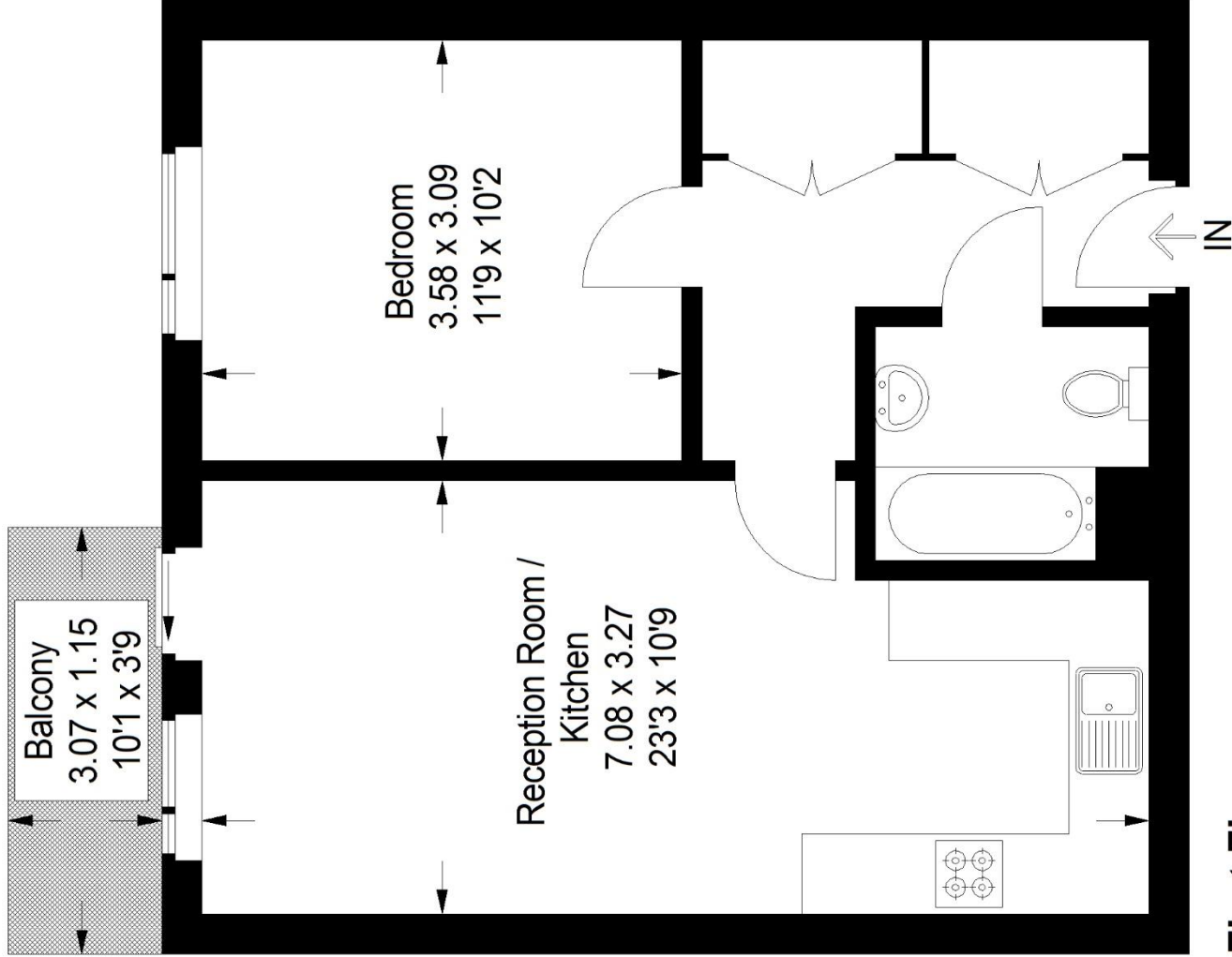




# Floorplan

## Marshall Court, SE20

Approximate Gross Internal Area  
46.8 sq m / 504 sq ft



### 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	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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