



Anerley Park SE20  
£450,000

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# In general

- Freehold cottage
- Quiet location
- Moments from Crystal Palace Park
- Ease of access to transport links
- Fresh, neutral decor
- Residents parking

# In detail

A fresh and inviting two bedroom cottage tucked away down a quiet lane and positioned off of a highly regarded road moments from Crystal Palace Park.

This charming and rarely available freehold property benefits from neutral décor throughout and direct access to gardens - it could be an ideal option for those seeking an immediately enjoyable space.

Points to note include a kitchen / diner with double doors to outside, a double aspect reception room and master bedroom, attic storage space, a modern bathroom with skylight, solid wood flooring, allocated residents parking.

This location offers excellent access to transport links include both Penge East and West, Crystal Palace and Anerley stations, also proximity to various shopping and leisure options such as the Crystal Palace Triangle, Anerley Parade, and Penge High Street.

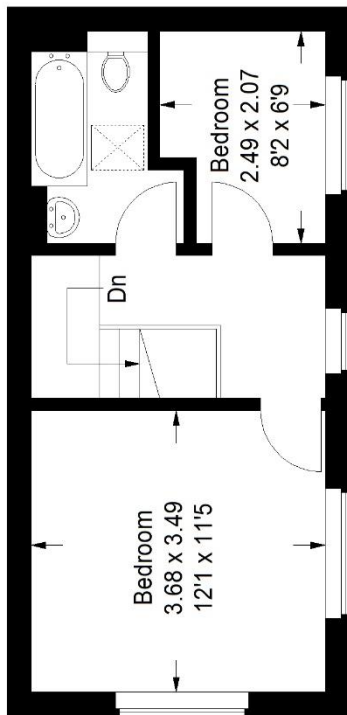
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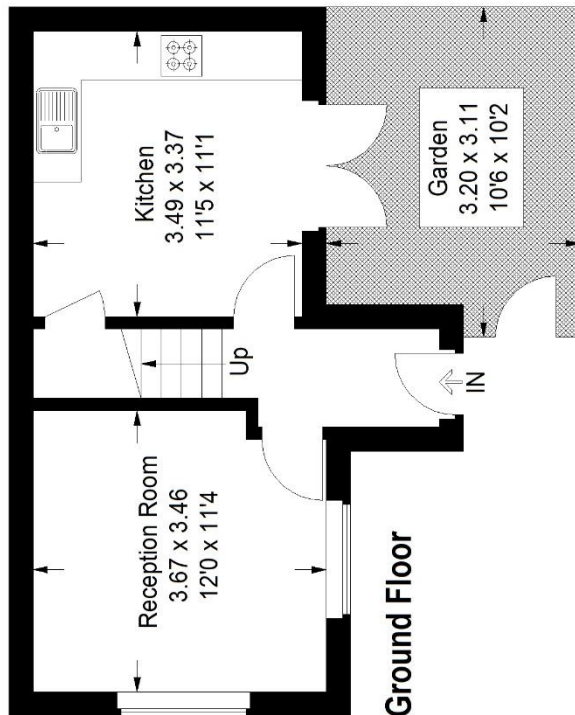
# Floorplan

## Anerley Park SE20

Approximate Gross Internal Area  
Ground Floor = 30.6 sq m / 329 sq ft  
First Floor = 29.6 sq m / 319 sq ft  
Total = 60.2 sq m / 648 sq ft



First Floor



Ground 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		91   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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