



Anerley Park SE20
Guide Price £365,000-£375,000

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In general

- A share of the freehold
- Second floor
- Beautifully upgraded and improved property
- Mature landscaped rear garden
- Sought after parkland location
- No onward chain
- Double glazed sash windows
- Carefully restored historical building

In detail

An elegantly presented high specification one bedroom period conversion positioned on a highly sought after road nearby Crystal Palace Park, available for sale with no onward chain.

The property forms part of an attractive brick-fronted detached Victorian Villa dating to 1865 which has had extensive improvement works undertaken over the past five years. This includes a beautiful common entrance hall with ornate coving and original ceramic tiling, as well as replacement double glazed wooden sash windows for all properties which improve energy efficiency.

The flat itself has been painstakingly remodelled and upgraded by the current owners to offer a comfortable and immediately enjoyable home. The light-filled spaces boast high ceilings and fresh, tasteful decor, whilst a well-designed, sociable, open-plan kitchen includes quality surfaces, a butler sink and fitted appliances. The bedroom is a calm retreat with large windows, floor-to-ceiling wardrobe storage and new carpets, and the bathroom has been contemporarily finished in full metro brick tiling with a rainfall shower and heated towel rail.

Viewers should be impressed by the attention to detail and characterful finishes throughout.

The landscaped garden is one of the best that we have seen with mature planting including lavender, fruit trees, vegetables and some pleasant colourful blooms - certainly a place to be enjoyed on summer days.

Anerley Park is well placed for rail links at Penge West, Crystal Palace, Penge East & Anerley and which provide connectivity to London Bridge, Victoria, Shoreditch, the Jubilee Line (Canada Water), Victoria Line (Brixton) and the Northern Line (Balham). Otherwise, the leafy surrounding area is moments from 200 acres of parkland and a variety of shopping and leisure options at the Triangle in central Crystal Palace.

Certainly a property that should be viewed to be appreciated.

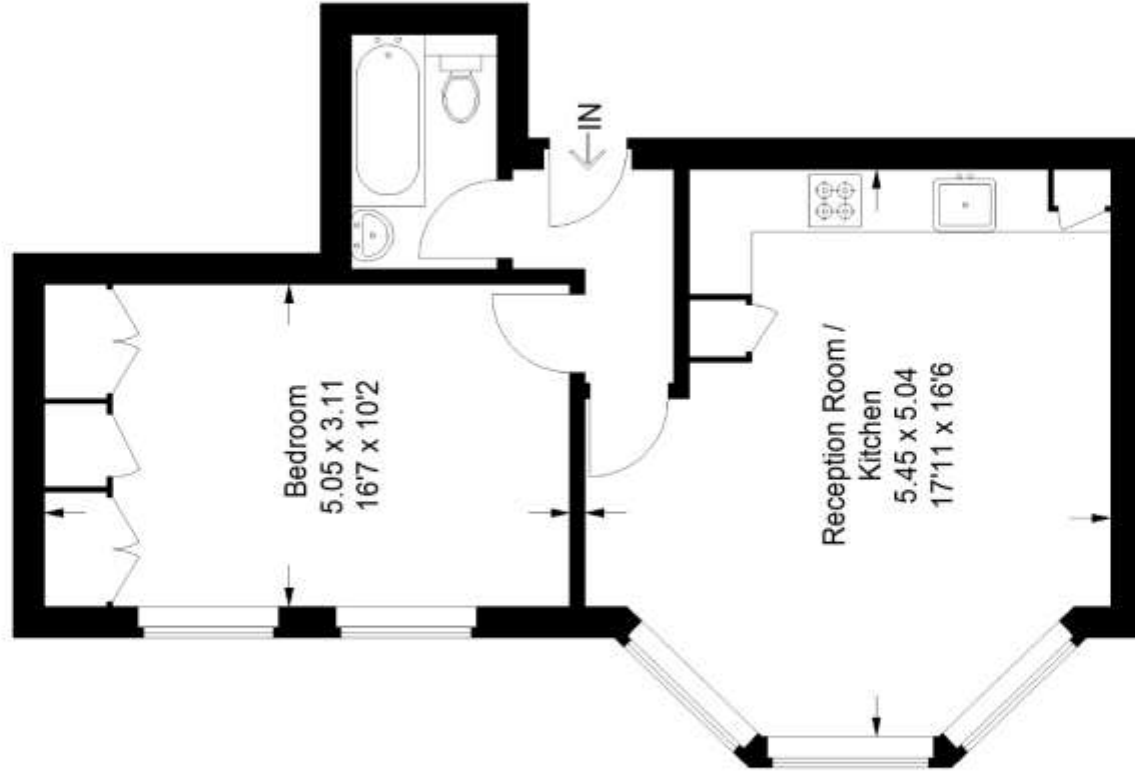
EPC: D | Council Tax Band: B | Lease: 963 years remaining | SC £97.00 | GR: £0



Floorplan

Anerley Park, SE20

Approximate Gross Internal Area
45.6 sq m / 491 sq ft



Second 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	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

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