



Anerley Park SE20  
£350,000

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# In general

- One bedroom
- Study
- Period conversion
- Communal garden
- Ideal for transport links
- Conveniently located

# In detail

A light and bright, well presented one bedroom second floor period conversion forming part of an attractive Victorian build and positioned on a popular road ideally located for Crystal Palace Park and amenities.

This property benefits from a share of the freehold, study, open plan kitchen/reception, sash windows, and a generous communal rear garden.

This location is ideal for access to Penge East / West and Anerley rail links, also a wealth of shopping and leisure facilities nearby, as well as 200 acres of Crystal Palace Park.

In our opinion, a perfect first time or investment purchase in serene, yet well connected setting.

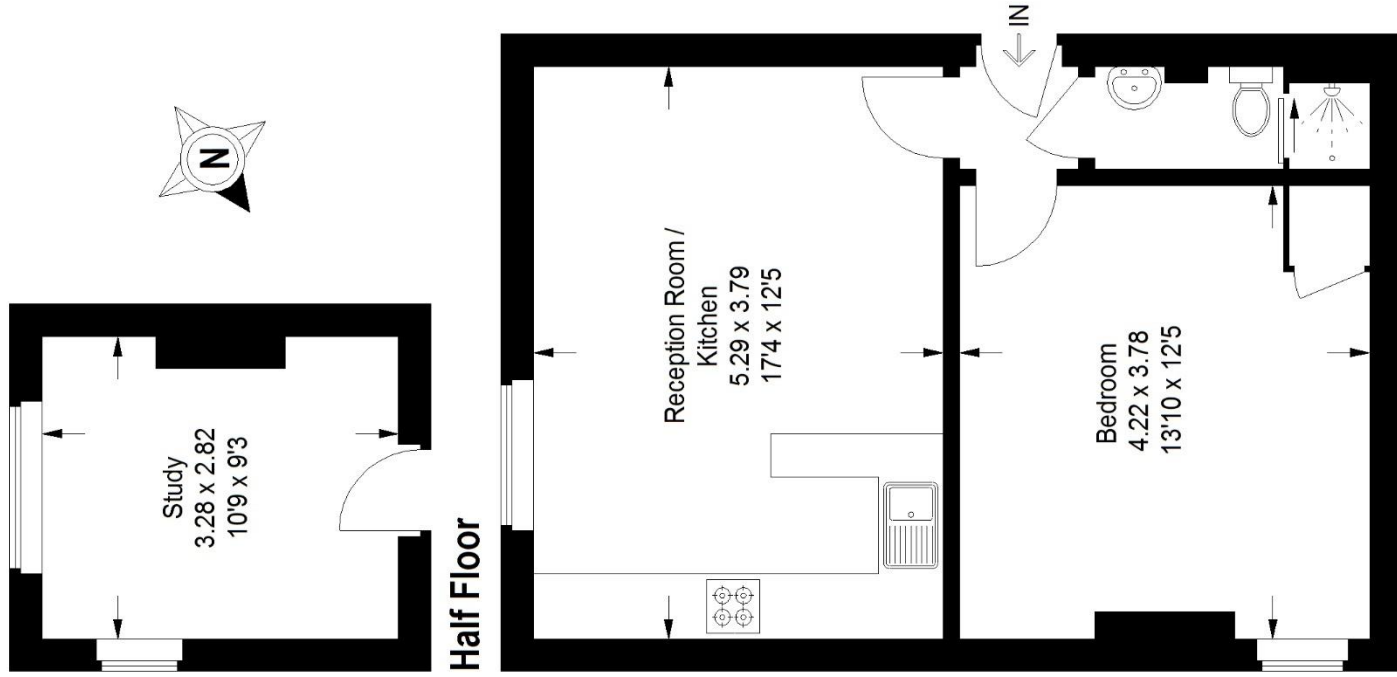
EPC: D | Council Tax Band: B | Lease: TBC | SC:£200pcm



# Floorplan

## Anerley Park SE20

Approximate Gross Internal Area  
Second Floor = 41.2 sq m / 443 sq ft  
Half Floor = 9.4 sq m / 101 sq ft  
Total = 50.6 sq m / 544 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		73   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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