



Anerley Road SE20  
£450,000

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# In general

- 917 sq ft / 85.2 sq m
- A share of the freehold
- Convenient for multiple transport links
- Arranged over three levels
- Characterful features
- Large communal rear garden
- Contemporary eat-in kitchen

# In detail

A light, bright and characterful two bedroom split level conversion apartment well placed for the transport links and amenities of Anerley and central Crystal Palace.

The property is arranged over three levels and totals 917 sq ft / 85.2 sq m of well finished and stylishly decorated accommodation.

Features include a contemporary eat-in kitchen with white granite surfaces, a butler sink and stripped wood flooring, a tastefully upgraded bathroom with a bespoke pedestal sink, a spacious master bedroom with an exposed brick feature wall and bench seat to enjoy pleasant views at the rear, a large communal rear garden (an ideal retreat on sunny days), and a share of the freehold.

This location is convenient for access to Anerley, Penge West and Birkbeck rail stations, also the beautiful Crystal Palace Park.

No onward chain

EPC: D | Council Tax Band: C | Lease: TBC | SC: TBC | GR: TBC | BI: £733.93



# Floorplan

## Anerley Road

Approximate Gross Internal Area

First Floor = 3.9 sq m / 42 sq ft

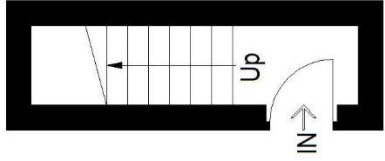
Second Floor = 55.1 sq m / 593 sq ft

Third Floor = 26.2 sq m / 282 sq ft

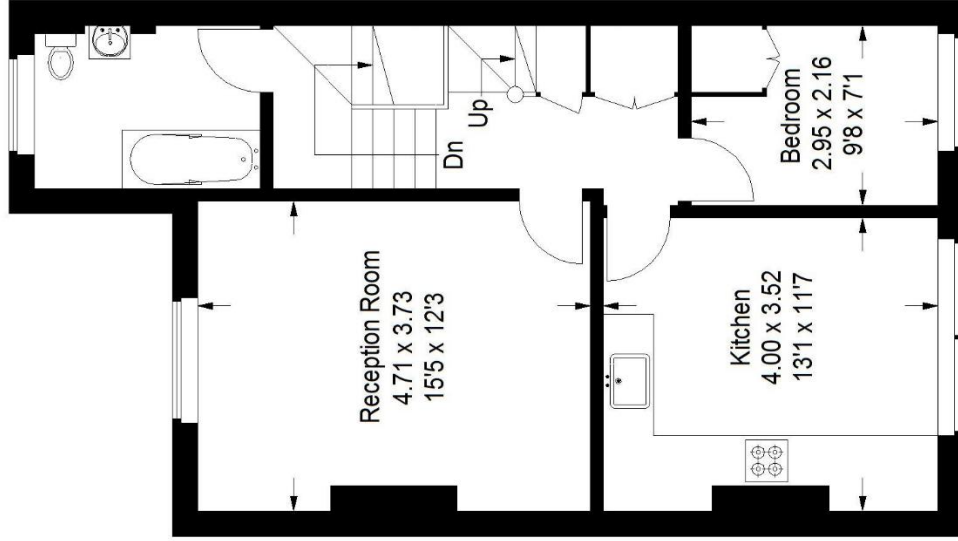
Total = 85.2 sq m / 917 sq ft



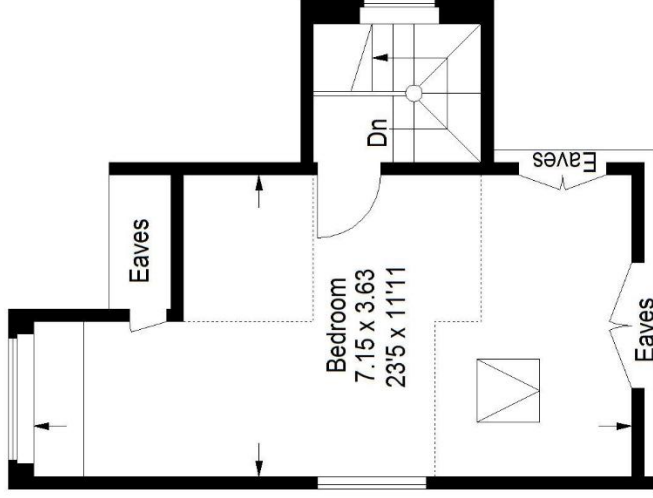
 = Reduced headroom below 1.5 m / 50



First Floor



Second Floor



Third Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
61	73

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