



Anerley Park Road, SE20
£275,000

0208 702 9333
pedderproperty.com

pedder



In general

- No onward chain
- First floor
- Garage
- Convenient location
- Nearby multiple rail links

In detail

A well presented one bedroom first floor purpose built apartment positioned on a sought after leafy road moments from Crystal Palace Park, and available for sale with no onward chain.

This property could make an ideal first time or investment purchase and benefits from a garage en bloc and ease of access to multiple transport links. There is a modern (separate) kitchen and bathroom, as well as secure entry, double glazing, and large windows which allow for plenty of natural light.

Anerley Park Road works well for Penge East and West, Crystal Palace, and Anerley rail links. Also, proximity to central Crystal Palace, Anerley Parade, and 200 acres of parkland.

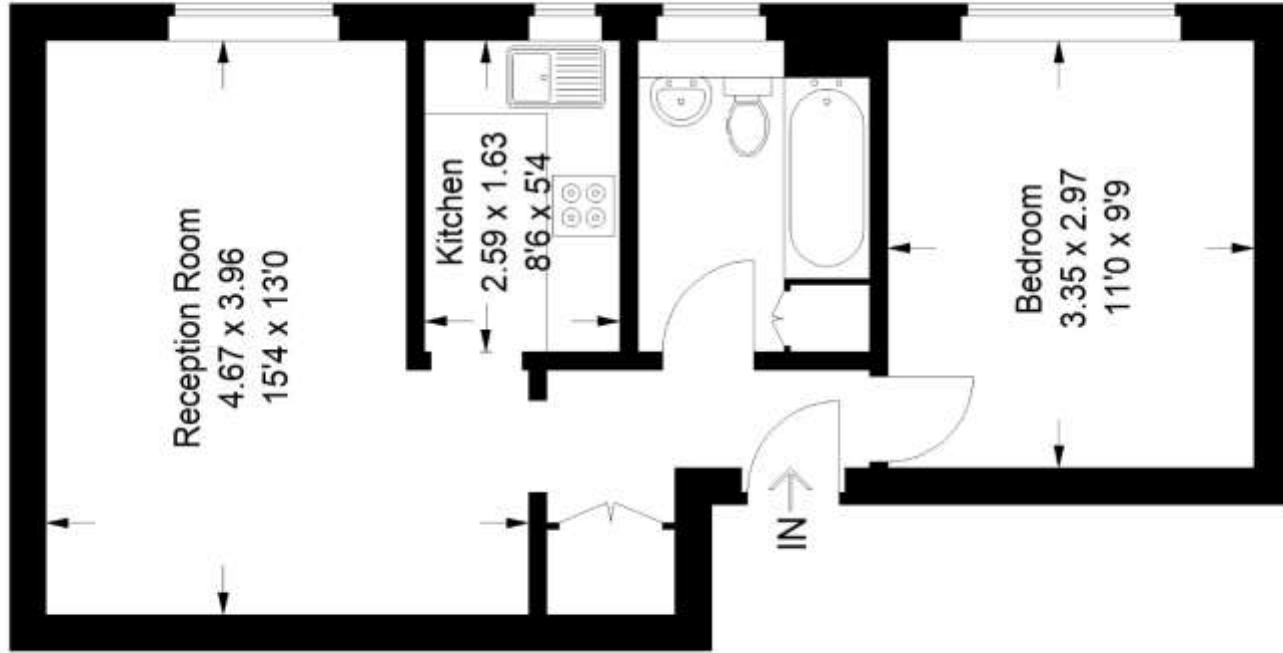
EPC: C | Council Tax Band: B | Lease: 145 years remaining | SC: £828 pa | GR: £15.75pa | BI: £543.41



Floorplan

Rossal Court, SE20

Approximate Gross Internal Area
41.0 sq m / 441 sq ft



First Floor

Copyright www.pedderproperty.com © 2022
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 | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.