



Anerley Park Road SE20
£425,000

0208 702 9333
[pedderproperty.com](https://www.pedderproperty.com)

pedder



In general

- Nearby Crystal Palace Park
- High ceilings and period features
- Two bedrooms
- Nearby multiple rail links
- Communal rear garden
- Large sash windows

In detail

A charming two bedroom hall floor period conversion positioned on a sought after road moments from Crystal Palace Park.

This light, bright, and tastefully finished property occupies the raised ground floor of an attractive brick-fronted Victorian build and boasts high ceilings and stripped wood flooring.

Highlights include a well proportioned reception room with a large shuttered bay, a separate bespoke Scandi-style kitchen, a modern bathroom, fitted storage and newly extended lease.

Externally there is the benefit of a communal garden.

Anerley Park Road is situated between Anerley Park and Thicket Road, offering near immediate access to 200 acres of parkland and a choice of rail links which include Penge East and West, Anerley, and Crystal Palace.

A property that should be viewed to appreciate the standard of accommodation.

EPC: D | Council Tax Band B | Lease: 175 years remaining | SC: Ad hoc | GR: Peppercorn

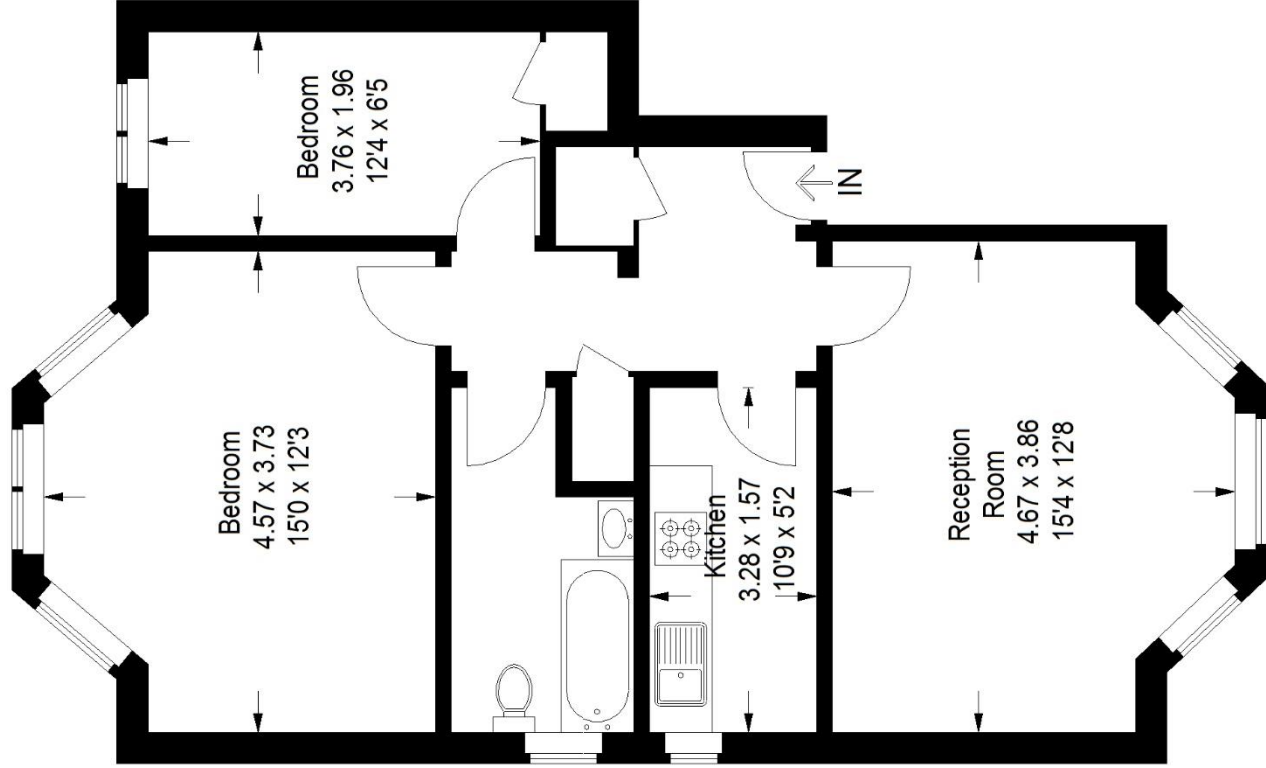


Floorplan

Anerley Park Road, SE20

Approximate Gross Internal Area

59.8 sq m / 644 sq ft



Ground 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
82+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
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.