



Anerley Park, SE20  
£290,000

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# In general

- No onward chain
- A share of the freehold
- Large communal rear garden
- Neutral blank canvas
- Highly regarded road
- Nearby Crystal Palace Park

# In detail

A light and bright second floor period conversion positioned on a highly sought after road moments from Crystal Palace Park and multiple transport links.

The property is to be sold with no ongoing chain and could present an ideal opportunity for a first time or investment buyer seeking a conveniently located blank canvas. Highlights include a socially open plan kitchen, large sash windows, a west-facing reception room, a modernised shower room with travertine tiling, and a share of the freehold. Externally there is a large, neatly kept communal garden.

Anerley Park works well for access to Crystal Palace, Anerley and both Penge East / West rail links. Nearby leisure and shopping amenities include central Crystal Palace, Anerley Parade and the High Street, whilst also just a short walk to 200 acres of parkland.

EPC: E | Council Tax Band | Lease: 980 years remaining | SC: £223pm | GR: £0 | BI: TBC

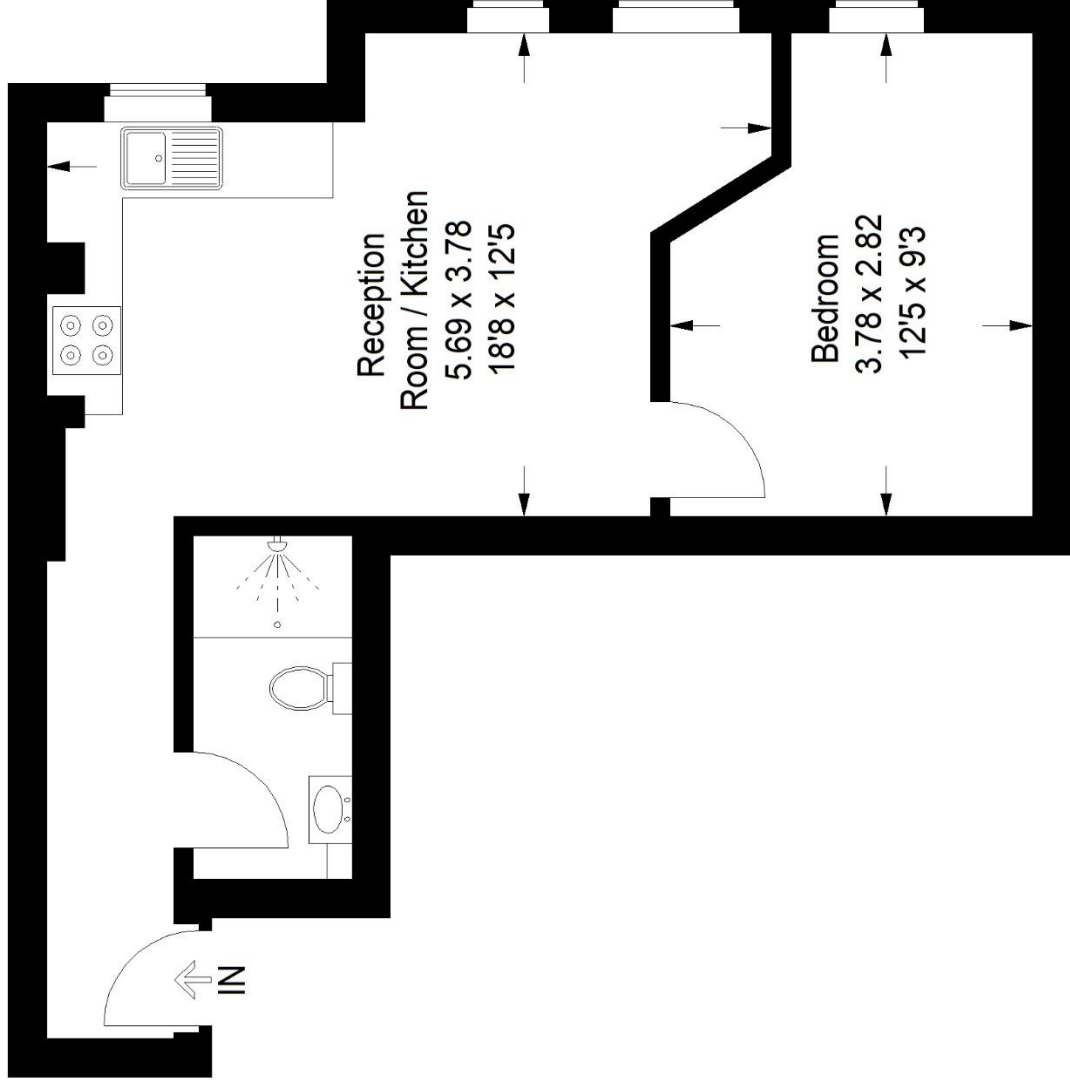


# Floorplan

## Anerley Park, SE20

Approximate Gross Internal Area

36.0 sq m / 388 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		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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