



Anerley Park, SE20
£450,000

0208 702 9333
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In general

- Split-level
- Balcony
- Open plan kitchen
- Off street parking
- Close to local train station
- Close to Crystal Palace Park
- No chain
- A share of the freehold

In detail

A fresh and inviting two bedroom period conversion positioned on a highly sought after road moments from Crystal Palace Park and Penge West station.

This light and bright property was completed approximately eight years ago and forms the first floor of an attractive Victorian brick-fronted building. The accommodation comprises of a 19 ft living space which is socially open plan to a modern kitchen with Bosch integrated appliances and quartz countertops, also a double glazed bay window and solid oak flooring. Both of the bedrooms are well proportioned doubles, one benefitting from access to a decked balcony with a southerly aspect. Other notable features include a fully tiled bathroom with contemporary sanitary ware, a share of the freehold, and allocated off street parking.

Anerley Park is perfectly placed for the vast open space of the iconic Crystal Palace Park and the many local amenities of Penge High Street, including weekly farmer markets, cafes and restaurants. The transport links of Crystal Palace, Penge East, and Anerley Stations are also within walking distance.

No onward chain.

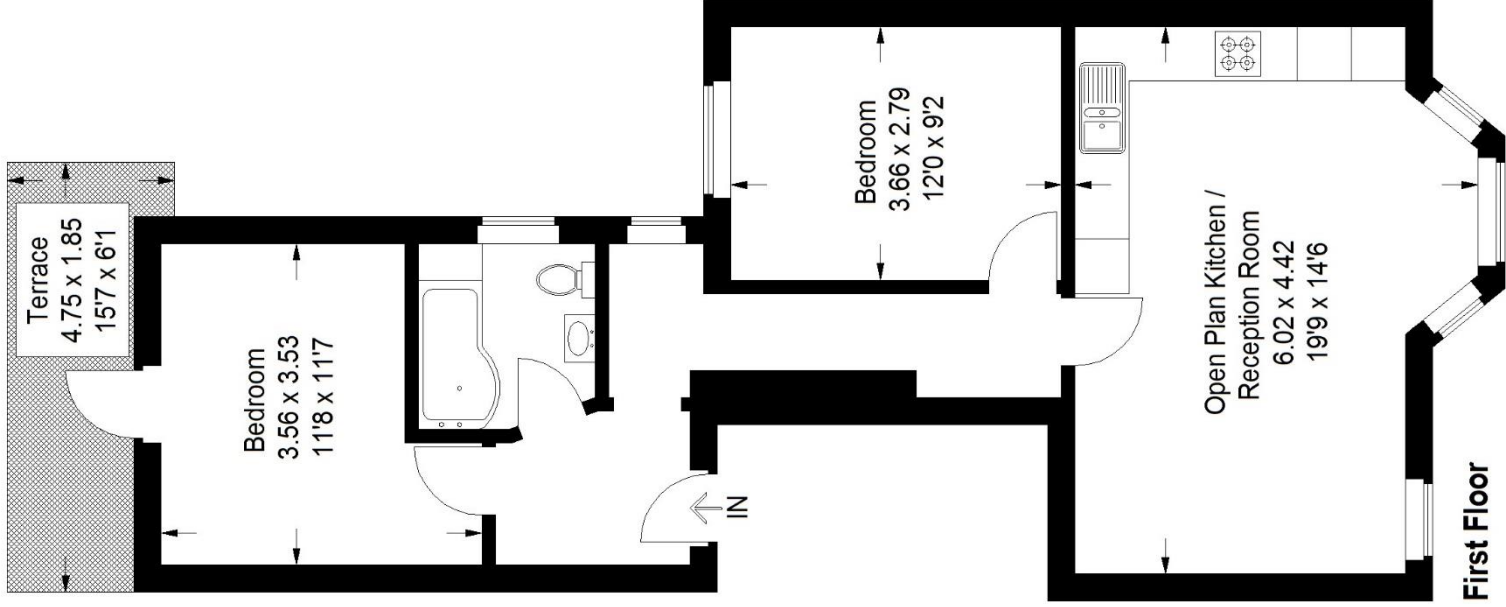
EPC: C | Council Tax Band: C | Lease: 117 years remaining | SC: As & When | GR: N/A | BI: £300



Floorplan

Anerley Park, SE20

Approximate Gross Internal Area
61.2 sq m / 659 sq ft



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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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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