



Anerley Park , SE20
OIEO £425,000

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

pedder



In general

- Two bedrooms
- Private section of garden
- No onward chain
- Private entrance
- A share of the freehold
- Characterful features
- Sought after location

In detail

A generously proportioned ground floor garden flat positioned on a highly popular road moments from Crystal Palace Park, available for sale with no onward chain and a share of the freehold.

This characterful space is accessed via a private entrance and totals 852 sq ft / 79.2 sq m of neutrally decorated and immediately enjoyable accommodation, including a 22 ft reception room with a large bright bay window. This room is socially open-plan to a kitchen with plenty of storage, and also boasts a solid fuel burner and stripped wood flooring. A 16ft master bedroom is located at the rear of the building a provides a calm, spacious retreat with fitted storage and French doors to the outside. The remainder of the property comprises of the second bedroom, a large storage cupboard, and the bathroom with a rainfall shower. Externally there is direct access to a 24ft private section of garden with an easterly aspect, surrounded by lush greenery.

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.

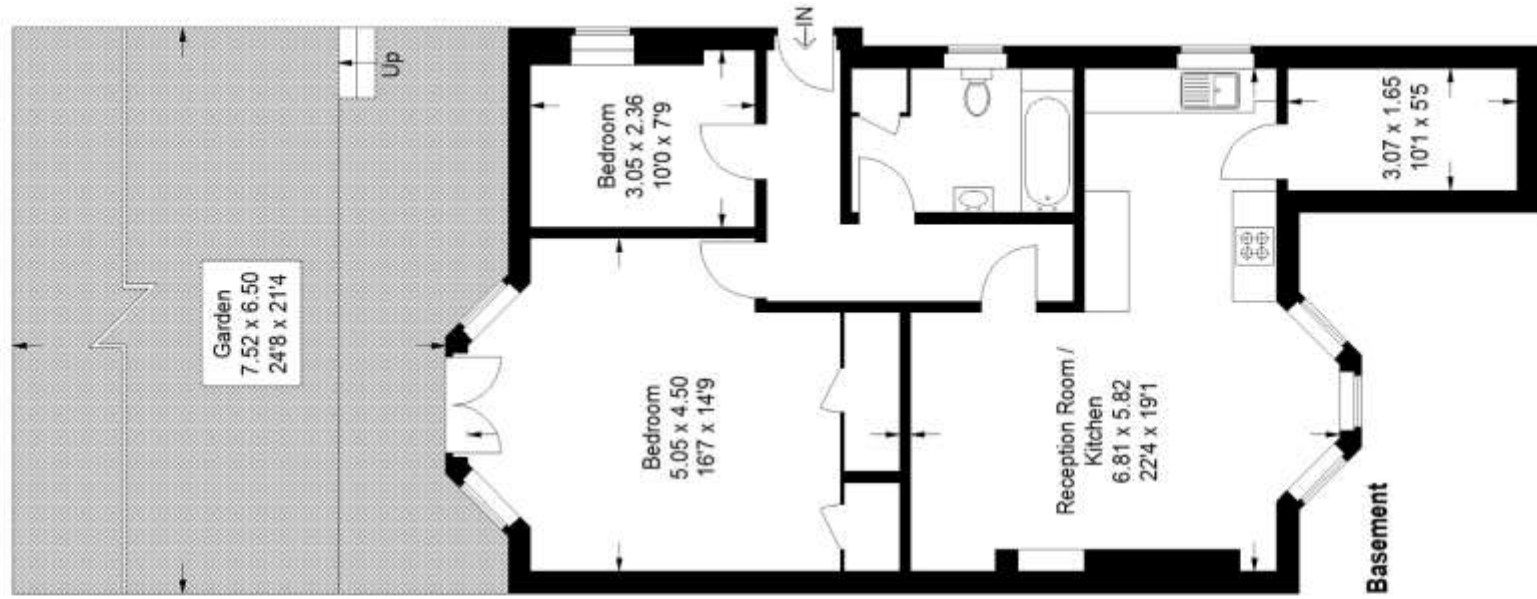
EPC: C | Council Tax Band: C | Lease: 990 years remaining | SC: As & When | GR: N/A | BI: £250pa



Floorplan

Anerley Park, SE20

Approximate Gross Internal Area
79.2 sq m / 852 sq ft



Copyright www.pedderproperty.com © 2023
 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	79 C	74 D
81-91	B		
69-80	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.