



Anerley Road, SE20
Guide Price £325,000-£350,000

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In general

- Private entrance
- Replaced double glazing
- Large private garden
- Ground floor
- Conveniently located for transport links & amenities

In detail

Presenting a captivating Victorian one-bedroom ground floor garden apartment that seamlessly blends classic charm with modern living.

Step into the generously proportioned living room, adorned with bi-folding doors that open to a beautifully landscaped private garden, creating a perfect harmony of indoor and outdoor living spaces. The double bedroom, bathed in natural light and additional built-in storage, creates a bright and inviting atmosphere.

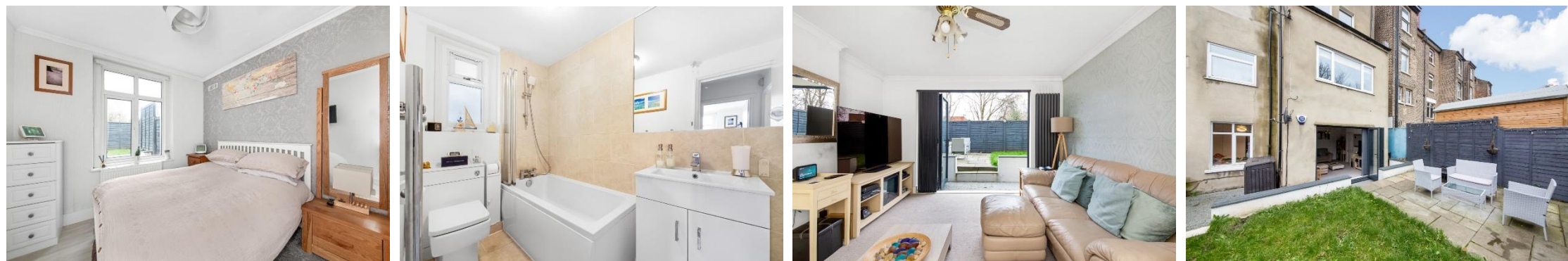
Conveniently located, this gem is just a short stroll from Anerley station, with the added benefit of Crystal Palace Station in proximity, providing easy access to the city, as well as regular bus links.

Explore the vibrant surroundings, with an array of boutiques, wine bars, and eateries in the Crystal Palace triangle, offering a diverse range of lifestyle amenities.

Experience the perfect blend of classic elegance and contemporary living in this stunning Victorian apartment.

Early viewing is recommended to appreciate the unique charm and convenience it has to offer.

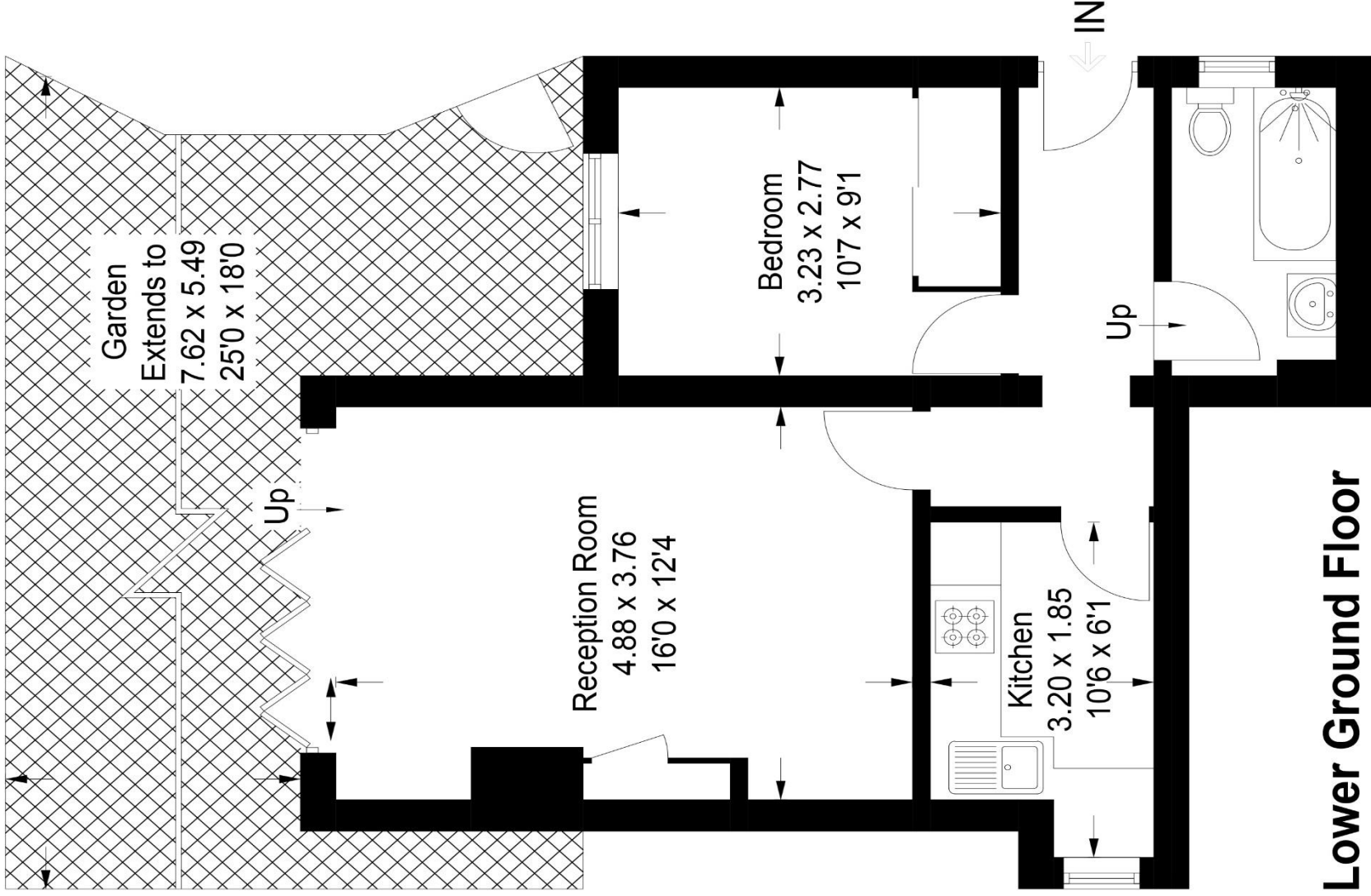
EPC: D | Council Tax Band: B | Lease remaining : 152 years remaining | SC: £250pa | GR: N/A | BI: £623.64



Floorplan

Anerley Park, SE20

Approximate Gross Internal Area = 45.3 sq m / 488 sq ft



Lower Ground 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		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		

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