



Anerley Road, SE19
£395,000

0208 702 9333
pedderproperty.com

pedder



In general

- Private rear garden
- No onward chain
- Central location
- Two double bedrooms
- Split level period conversion
- Nearby Crystal Palace station

In detail

A neutrally decorated two bedroom split level garden flat centrally located nearby Crystal Palace station, available for sale with no onward chain.

This spacious period conversion boasts a 22ft reception room which is socially open plan to a modern kitchen with integrated appliances and a breakfast bar, also French doors to outside. Both of the bedrooms are double proportion (the main extending to 19ft) and are quietly tucked away at the rear of the building. Externally the secluded low maintenance private rear garden benefits from side access and a patio seating area, whilst further points to note include a long lease and recently redecorated common parts.

This location is excellent for a wealth of local amenities, the Triangle at the centre of town, and Crystal Palace Park.

EPC: C | Council Tax Band: B | Lease: 117 years remaining | SC: £1,744 pa | GR: £125 pa | Buildings Insurance: £255 pa

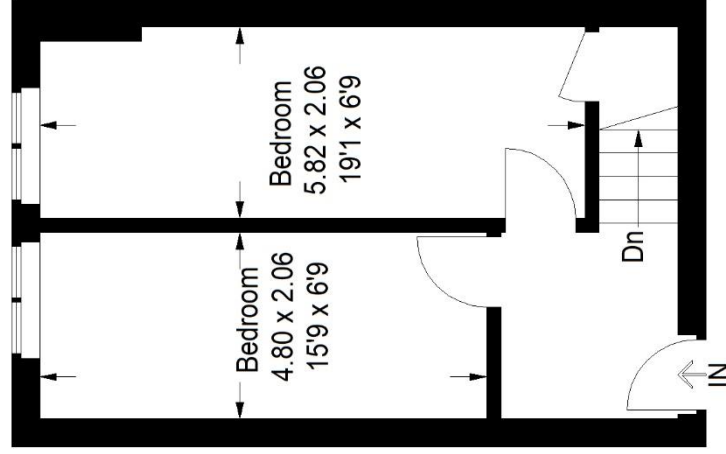
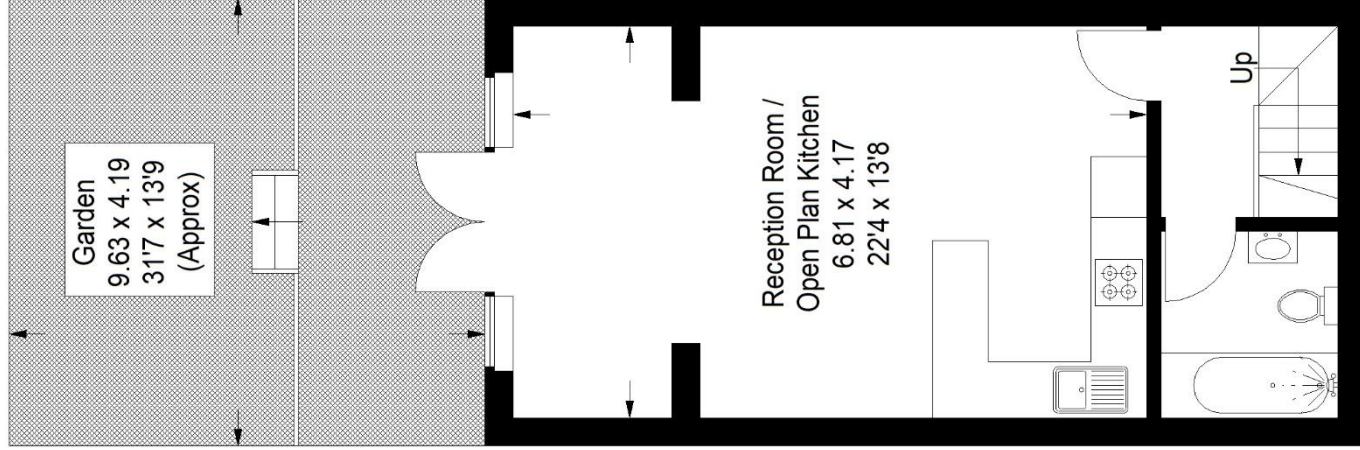


Floorplan



Anerley Road, SE19

Approximate Gross Internal Area
66.4 sq m / 715 sq ft



Ground Floor

First Floor

Copyright www.pedderproperty.com © 2024

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.

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.