



Anerley Road, SE20
Guide Price £400,000-£425,000

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In general

- Three bedroom period conversion
- Large roof terrace with views
- No onward chain
- Fitted storage
- Convenient location
- Nearby multiple transport links

In detail

A generously proportioned three double bedroom period conversion conveniently positioned nearby Anerley station and Crystal Palace Park.

This sizeable accommodation totals 869 sq ft /80.7 sq m and has been well maintained, upgraded, and enjoyed by the current owners for many years. This light and bright space is at the rear of the building and boasts far-reaching views, particularly impressive from the large roof terrace above. A considerable entrance lobby is a welcoming place to start and leads to the reception room and a separate kitchen with plenty of work and storage space. Beyond are three well appointed bedrooms, fitted storage, and a modernised bathroom. Externally the roof terrace is separately accessed and offers a fantastic area to cultivate planting, relax on pleasant days, or entertain friends and family.

Anerley Road is well placed for multiple nearby amenities, also Anerley, Crystal Palace and both Penge East and West rail links, and 200 acres of parkland.

No onward chain.

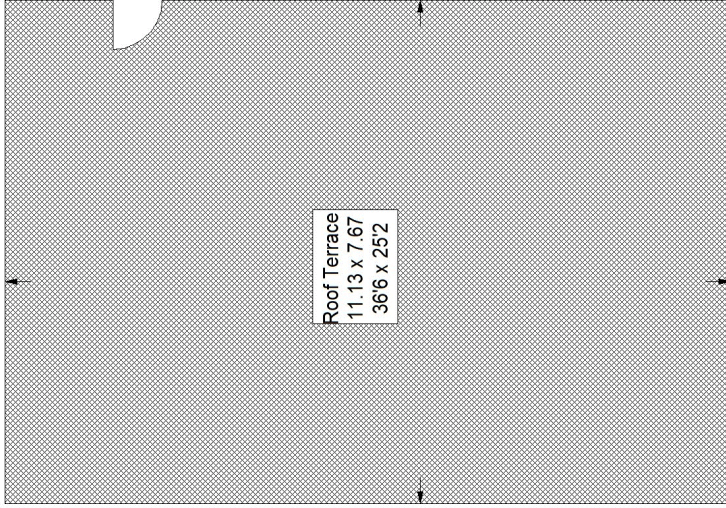
EPC: E | Council Tax Band: C | Lease: 151 years remaining | SC: £TBC | GR: £100 | BI: Incl in SC



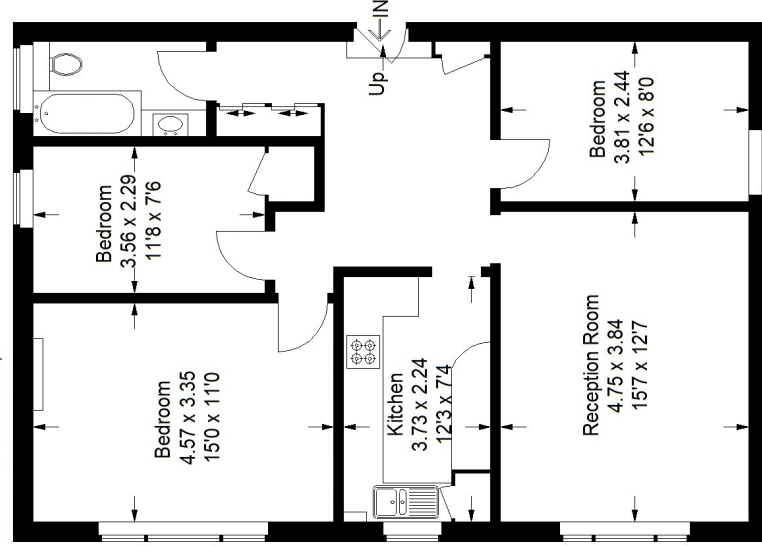
Floorplan

Lynton Court, SE20

Approximate Gross Internal Area
80.7 sq m / 869 sq ft



(Not Shown In Actual Location / Orientation)



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		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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