



Anerley Road, SE20
£350,000

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In general

- 791 sq ft / 73.5 sq m
- Fourth floor
- Pleasant elevated views
- Covered balcony
- Convenient location
- Eat-in kitchen
- Two double bedrooms
- Share of freehold

In detail

A spacious two double bedroom fourth floor apartment forming a private purpose built development close to both Anerley and Crystal Palace rail links.

This light and bright property totals 791 sq ft / 73.5 sq m and benefits from pleasant elevated views and a covered balcony. The reception room extends to 14ft 9 and has a double aspect to enjoy the outlook, as well as parquet flooring and a feature fireplace - a warm and cosy space to enjoy of an evening. The bathroom has been upgraded with matt black fittings and a retractable glass shower screen, whilst there is also a separate WC, a kitchen / diner with plenty of work and storage space, and two generous bedrooms. Further benefits include a lift, two external storage spaces (ideal for bikes), meticulously maintained communal grounds and a share of freehold.

This property is not only well placed for bus and rail routes, also Crystal Palace Park, Anerley Parade, and the central Crystal Palace Triangle.

EPC: C | Council Tax Band: B | Lease: 94 years remaining | SC: £198.71PM | GR: n/a | BI: n/a



Floorplan

Brooklyn House, SE20

Approximate Gross Internal Area
(Including External Storage)

73.5 sq m / 791 sq ft



Fourth 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	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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