



Anerley Road, SE20  
OIEO £400,000

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# In general

- A share of the freehold
- Sociable open-plan kitchen
- Nearby Crystal Palace Park
- Fresh, neutral accommodation
- Large rear garden
- Close to multiple rail stations

# In detail

A light and bright two bedroom period conversion exceptionally well placed for Crystal Palace Park and an array of transport options.

This fresh and neutrally decorated accommodation forms part of an attractive brick-fronted Victorian building and includes the benefit of a share of the freehold. The main living area is sociable open-plan arrangement that includes a modern kitchen with integrated appliances, smart solid wood flooring, and a large sunny bay window. The master bedroom is positioned at the rear of the building and is a calm, light-filled space with plenty of room for wardrobe and storage furniture, whilst the second bedroom makes an ideal occasional guest room or a home office. Further points to note include a modernised bathroom, clean and tidy communal areas, and a large garden which is surrounded by lush greenery.

Anerley Road enjoys access to a wealth of transport links including Anerley, Penge East / West and Crystal Palace stations, also plenty of shopping and leisure facilities at the Crystal Palace Triangle and High Street.

EPC: D | Council Tax Band: C | Lease: 991 years remaining | SC: 124.00pa | GR: £0 | BI: TBC

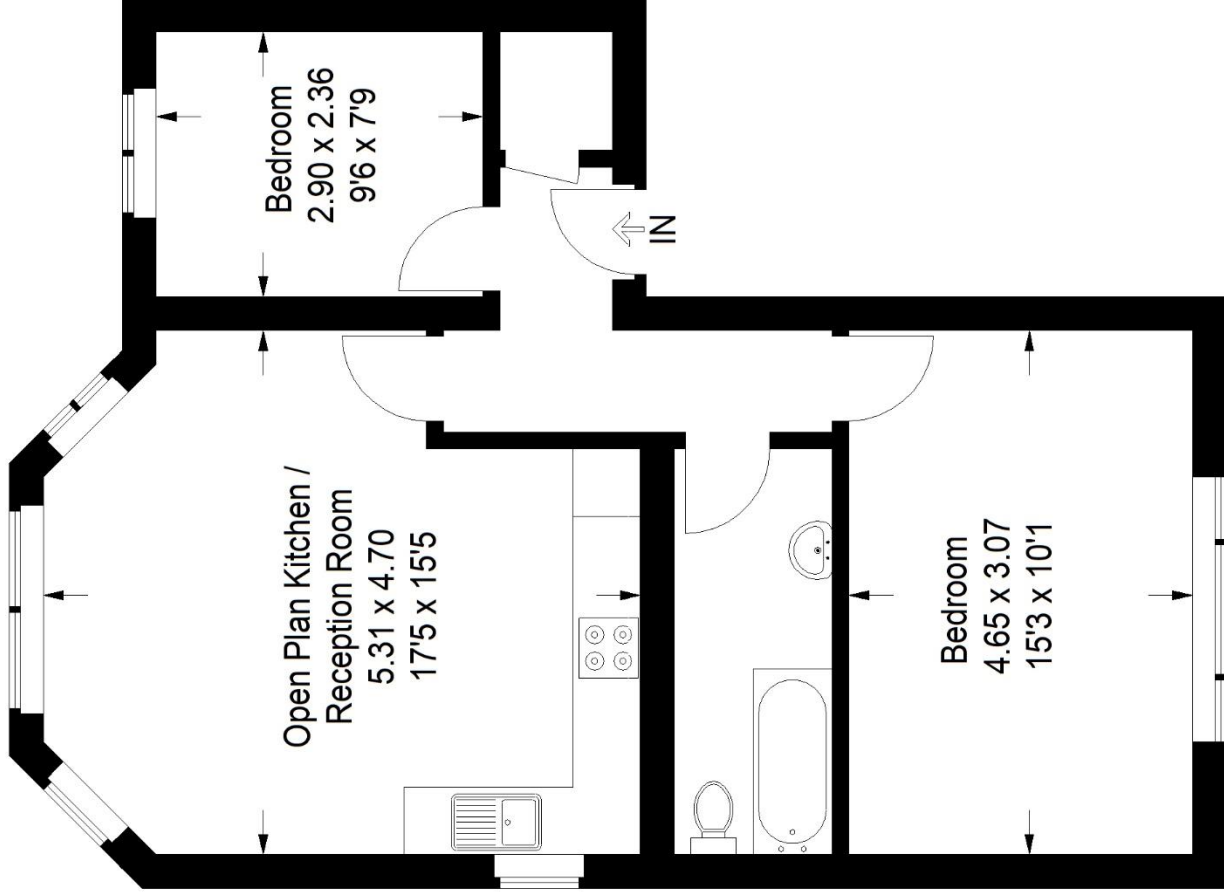


# Floorplan

## Anerley Road, SE20

Approximate Gross Internal Area

57.0 sq m / 614 sq ft



### First 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		77   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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