



Anerley Hill, SE19
Guide Price £350,000-£375,000

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In general

- Two double bedrooms
- Private balcony
- Central location
- Generously proportioned
- Light and bright
- Fitted storage

In detail

A light and bright two bedroom second floor property conveniently located opposite Crystal Palace station and moments from the centre of town.

This spacious apartment benefits from a generous entrance hall, ample fitted storage, and a balcony with a sunny south-westerly aspect. A separate kitchen has plenty of work space and is ideal for culinary enthusiasts, whilst the main living room extends to 15ft 4 and is a neutrally decorated blank canvas. Further points to note include two double bedrooms, a recently replaced boiler, a long lease, well kept communal grounds, and reasonable service charges.

Anerley Hill is perfectly placed for access to the bars, shopping, and eateries of central Crystal Palace, as well as Anerley Parade and Crystal Palace Park.

EPC: C | Council Tax Band: B | Lease: 180 years remaining | SC: £654.82pa | GR: Peppercorn | BI: £51.31

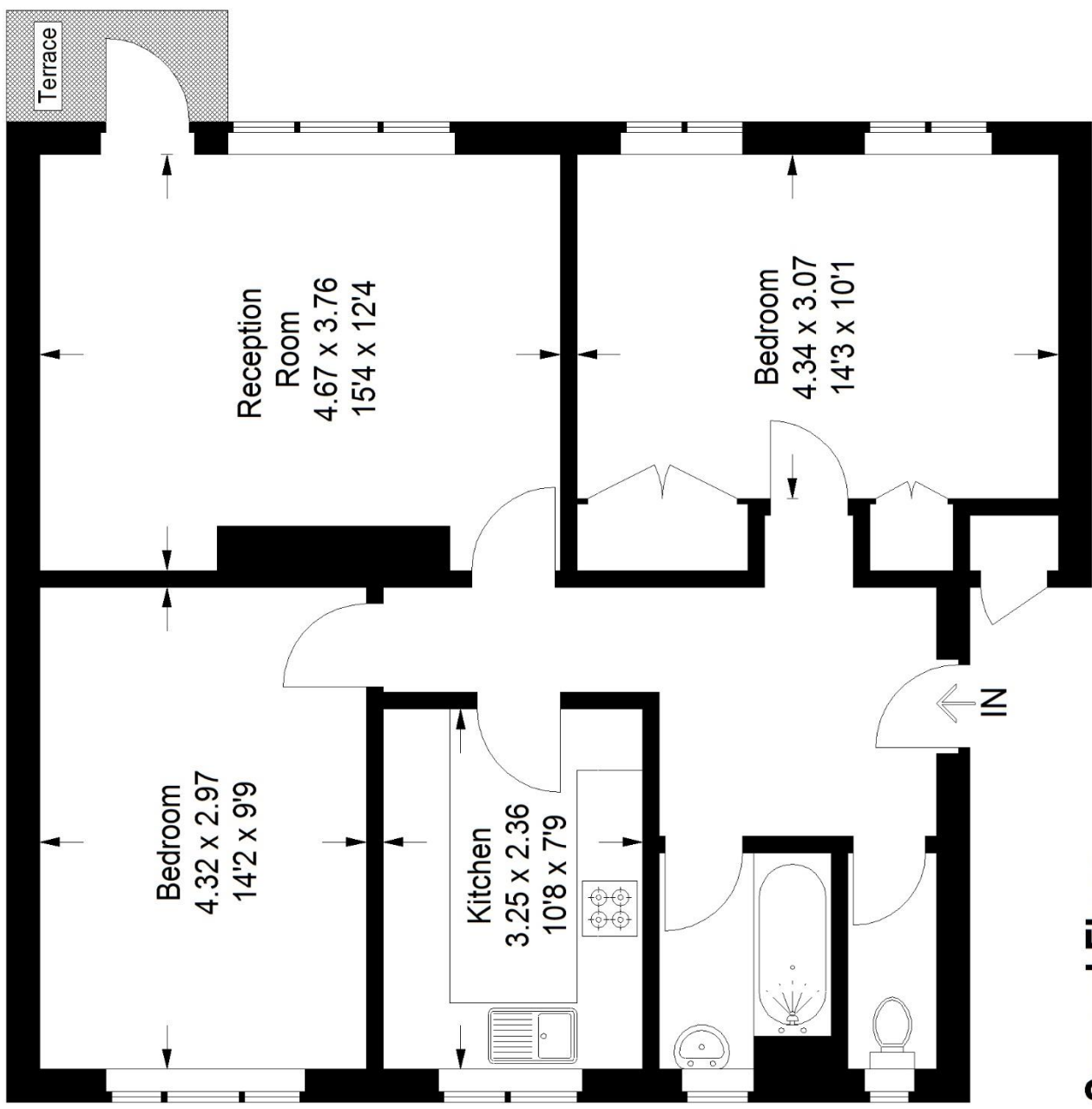


Floorplan

Hanover Court, SE19

Approximate Gross Internal Area

71.3 sq m / 767 sq ft



Second Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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