



Elmers End Road, Anerley

Asking Price £270,000



Property Summary

Situated within the iconic Sherborne Court – renowned for its classic 1930's architecture- including its cage lift to feature!

Propertyworld presents this beautifully presented apartment, with three rail stations just minutes' walk away (Birkbeck, Anerley and Elmers End). There's also a handy supermarket - just across the road, with few minutes further walk into High Street Penge, for a wide range of restaurants, coffee shops and gastropubs. If there's an occasion, then just head up the hill into the sought after Crystal Palace Triangle - host to an abundance of bars and restaurants.

Beautifully presented, the property has been lovingly modernised to create a stunning, yet practical home in every sense.

Accommodation provides two double bedrooms, with a gorgeous master bedroom. The kitchen has been refitted, with a range of dark wood units and contrasting splash back tiling to create a very sophisticated presentation. The bathroom is simply stunning! Hotel fashioned, boasting matching floor-to-ceiling tiles and a double shower.

A cosy, yet spacious lounge flooded in natural light, although, best of all is the panoramic views – and not just from the lounge either.

Some parking, and a quaint communal garden, this is a flat not to be missed!

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

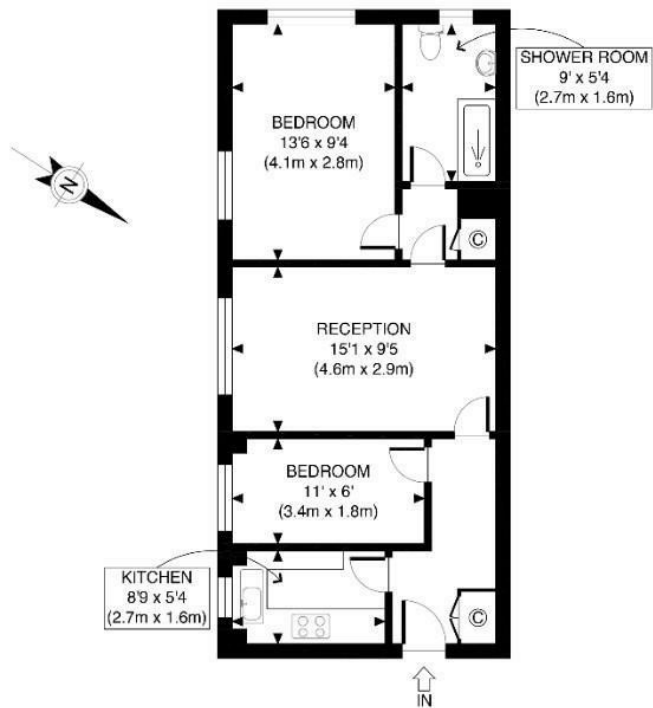
- Two Double bedrooms
- 1930's Purpose Built Apartment
- Beautifully presented throughout
- Iconic lift facility
- 4th floor
- Stunning views
- Double glazed
- Shared freehold Tenure
- Council Tax Band B
- Epc rated c

Our Vendor Loves...

The location within the block is ideal. The flat is a real haven for peace and quiet over looking residential gardens. The building has a wonderful 1930's charm and we've been blessed with lovely neighbours next to us and above us. There is a real community feel within the block with an active social media presence and strong residents association, allowing everyone to look out for each other. It is also ideally located for transportation, shops cafés etc. Well definitely miss all that crystal palace and Beckenham have to offer. Also a pet friendly building with lots of green spaces on hand.







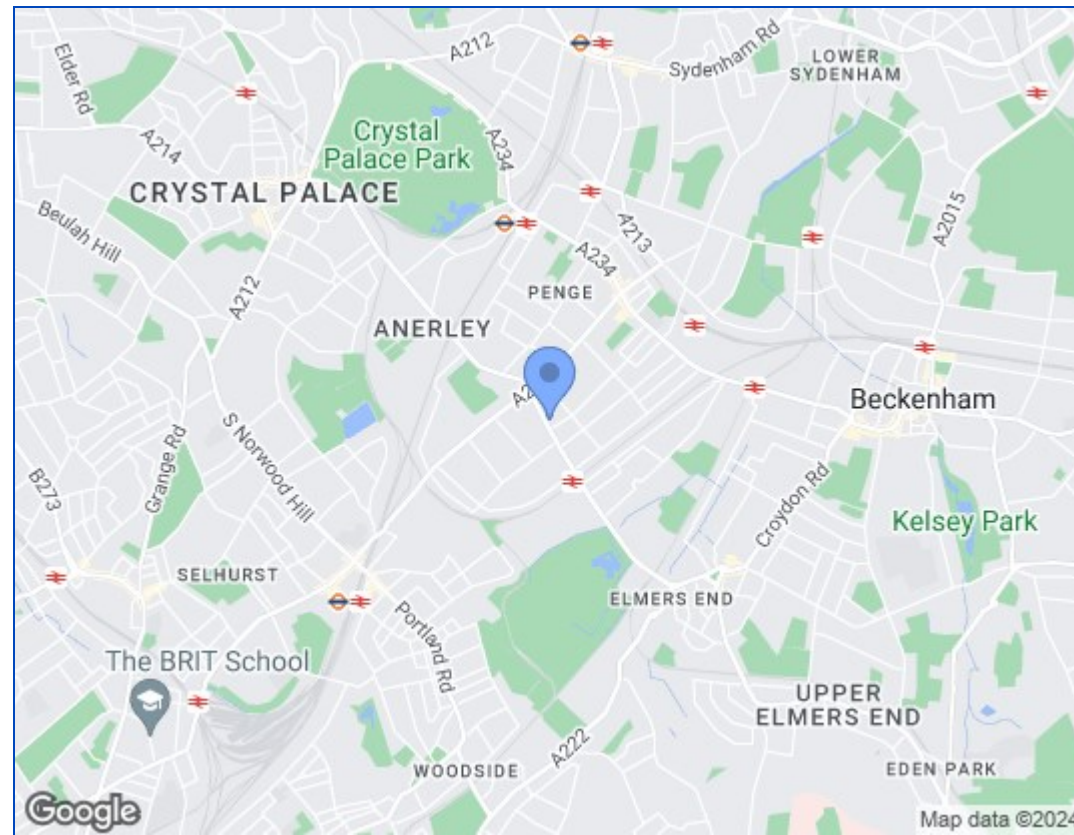
FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 535 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 535 SQ FT / 50 SOM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Sherborne Court

Date: 29/07/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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