



Ashurst Close, Anerley

Asking Price £275,000



Property Summary

Propertyworld is proud to offer this modern one bedroom purpose built flat to the sales market. Surrounded by beautifully LANDSCAPED LAWNS, residents enjoy leafy TRANQUIL VIEWS from every aspect, combining modern living requirements within a quiet yet convenient cul-de-sac location.

Sitting on the first floor of small modern build block, the lounge boasts dual aspect views with a large window area, exaggerating the lawned views. The kitchen leads off the lounge and comprises of everything you need for modern day living, with a range of units.

The bedroom is a genuine double and provides a range of built-in wardrobes to one wall.

The bathroom provides a full three piece white suite - tastefully completed.

Additional benefits include double glazing, allocated parking and entry phone security

With the Crystal Palace Triangle close by, there are many bars and restaurants to be enjoyed at your leisure. Located in the upper part of Penge, this property is just a short walk from Anerley train station. It also has easy access to both Crystal Palace and Penge East stations, offering a number of options for an easy commute into town.

This quiet and spacious flat, surrounded by greenery, makes it hard to believe how easily you can access the hustle and bustle of city life.

Penge Sales
020 8659 1005
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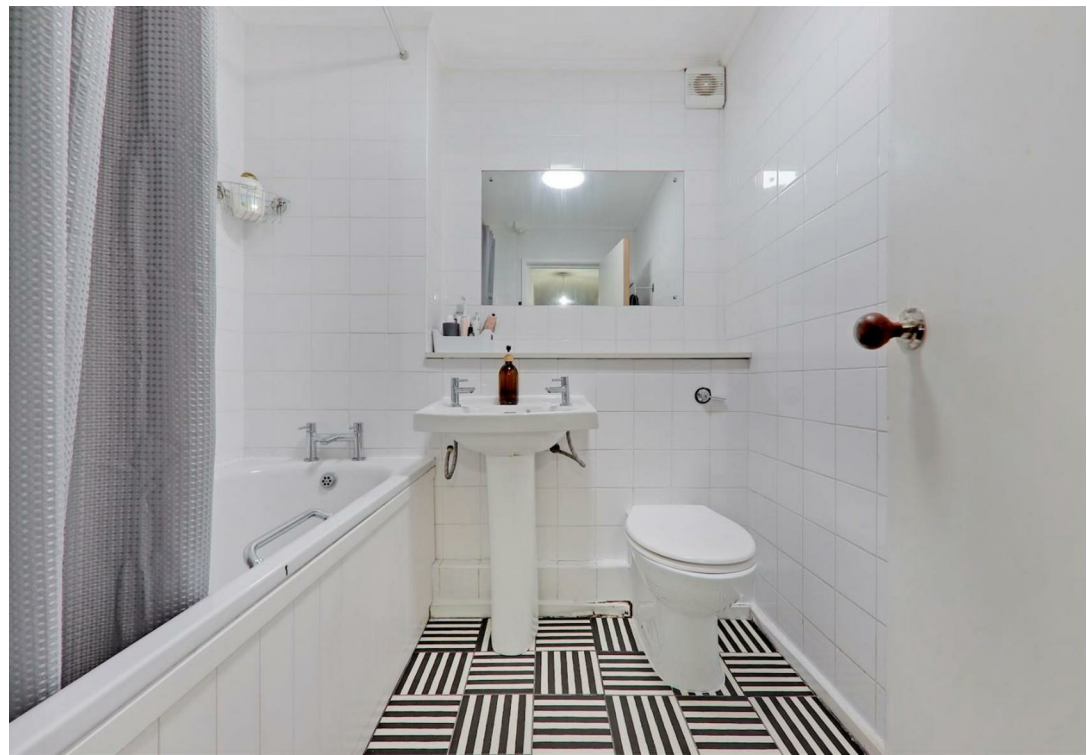
Property Summary

- One bedroom
- Modern Purpose built apartment
- First floor accommodation Off road parking
- Beautifully landscaped Lawns
- Spacious lounge
- Allocated parking
- Entry phone system
- Leasehold Tenure - with long lease term
- Epc rated C
- Council Tax Band B

Our Vendor Loves...

I've lived here for over 6 years, and have loved opening my windows to the peaceful gardens, full of nature, during the summer months. Most of all I'll miss popping up to Crystal Palace with friends during the weekends to enjoy the restaurants, pubs and wine bars. The easy commute into London is a huge plus, with several train stations just a short distance away.





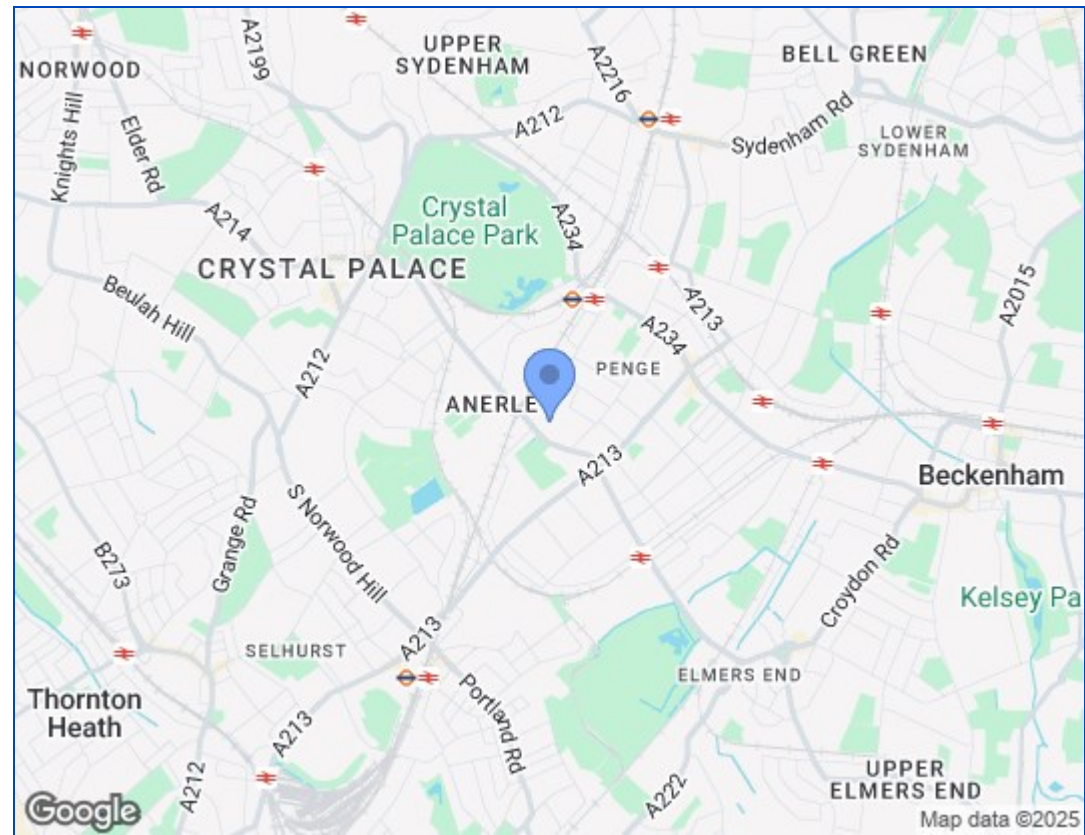


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 465 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 465 SQ FT / 43 SQM

Ref: Copyright **photoplan**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	80
England & Wales		EU Directive 2002/91/EC	

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