



## Bredhurst Close, Anerley

Offers In Excess Of £250,000



## Property Summary

Propertyworld presents this one bedroom, purpose built apartment to the sale market.

Conveniently located to what is arguably the best part of Anerley, the property sits on the first floor.

The location is fantastic for commuters, having Penge East and West railway stations with links to both Victoria and London Bridge, literally minutes walk away.

And for leisure there's Crystal Palace Park, including High Street with its variety of shops, eateries and and brassieres.

Situated on the first floor, this property offers spacious accommodation throughout, by way of a lounge measuring in excess of 15ft x 10ft with a balcony for a little bit of that outdoor space. The kitchen comes with a range of wall and base cupboards and plenty of counter space for food preparation. Across the hall, there is a three piece bath suite, with eye-catching wall and floor tiles to feature.

The bedroom is a generous double, with lots of options for layout. Best of all, there is a large walk-in storage cupboard in the hallway, upon entrance.

Outside, parking is readily available for residents only.

In our opinion, this is a great first time buy and has been lovingly maintained by the current Vendors.

Penge Sales  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Purpose Built Apartment
- One bedroom
- First floor accommodation
- Balcony
- Gorgeous bathroom W/c
- Sought after location
- New Lease term
- Leasehold Tenure
- Council Tax Band A
- Epc rated C

## Our Vendor Loves...

After circa of 17 years, we feel its now time to move on. our home has been brilliant and plenty of the room for us over the years. We have also enjoyed the luxury of the the travel links and Crystal Palace Park - literally, right on our doorstep!

Our close is safe and and quiet, actually peaceful. We will surely miss living here.







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 531 SQ FT

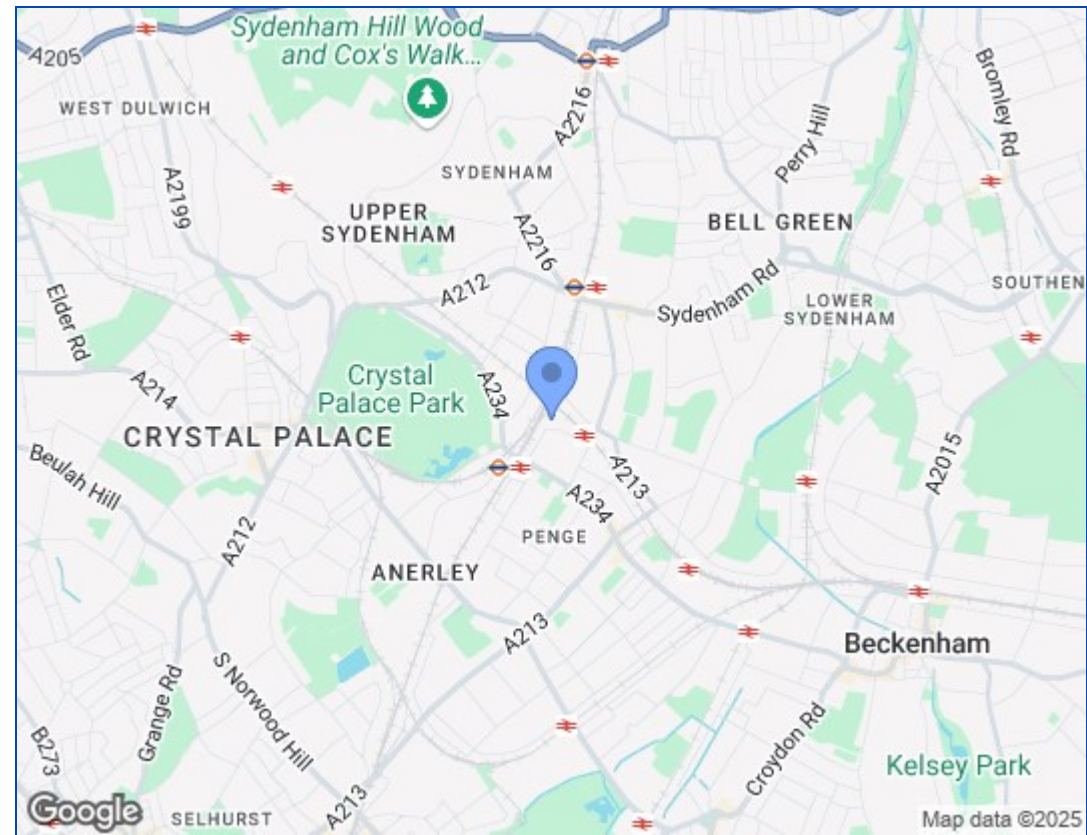


**APPROX. GROSS INTERNAL FLOOR AREA 531 SQ FT / 49 SQM**

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

Bredhurst Close

date 16/01/25



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

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