



**Croydon Road, Anerley**

Asking Price £350,000



## Property Summary

Priced to sell quickly and amazing value for the money! Propertyworld offers this large, TWO DOUBLE bedroom period conversion flat, with NO CHAIN and a SHARE OF FREEHOLD. This beautiful property has been finished to the highest specification and is offered to the market in simply fabulous condition. Modern, with generous room sizes and spacious accommodation, the property is ideal for first time buyers and an ideal entry into the London property market. Located in the heart of Penge and ideally positioned for all local amenities, transport links and is close to the centre of uber trendy Crystal Palace. The accommodation is gorgeous in our opinion and includes: stunning kitchen/diner a grand looking lounge with a double aspect, flooding the room in light. High specification walnut kitchen unit and integrated appliances. High ceilings and fitted wood floors. two genuine double bedrooms, with fitted carpet, double aspect and neutral decor, plus high specification bathroom, providing a three piece suite, fitted shower, plus tiled tiled walls to floor and heated towel rail. In our opinion, what makes this apartment, different from many of the others offered for sale, is the large, fitted kitchen - able to accommodate chairs and table comfortably, as well as very spacious reception room to relax in.

Penge Sales  
020 8659 1005  
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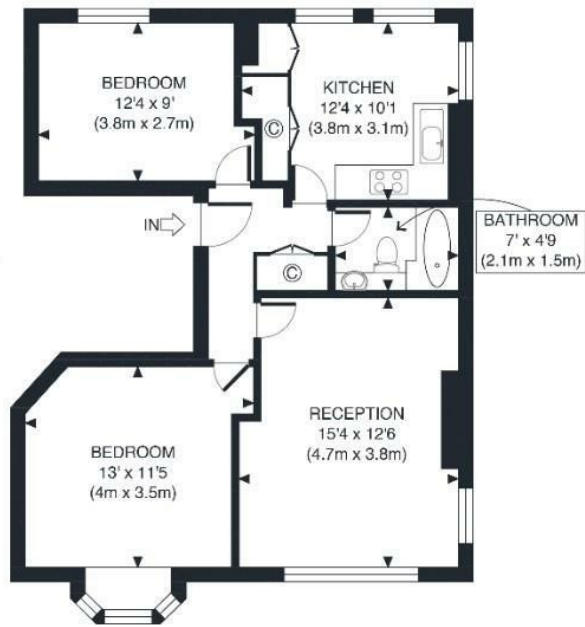
- Two bedroom flat
- Victorian Conversion
- First floor accomodation
- Beautifully presented throughout
- Fitted kitchen
- High ceilings
- No onward chain
- Share of freehold Tenure
- Council Tax Band C
- Epc rated C

## Our Vendor Loves...

We originally bought the flat due to the spacious rooms and two walls of windows in both the lounge and the kitchen, helping make this well proportioned flat feel light, airy and very homely. The overall finish was modern and it had great high-end touches like underfloor heating and heated mirror in the bathroom. The kitchen is generous and appliances have been changed within the last 2 years. All-in-all, this is a great space for a couple or small family. Outside of the property itself, the transport links are fantastic and the area is lively but still has a local feel. Straight into London Bridge within 30 mins. It's a short walk away from Crystal Palace Park and just up the hill is the parade—full of great local shops, bars and restaurants.

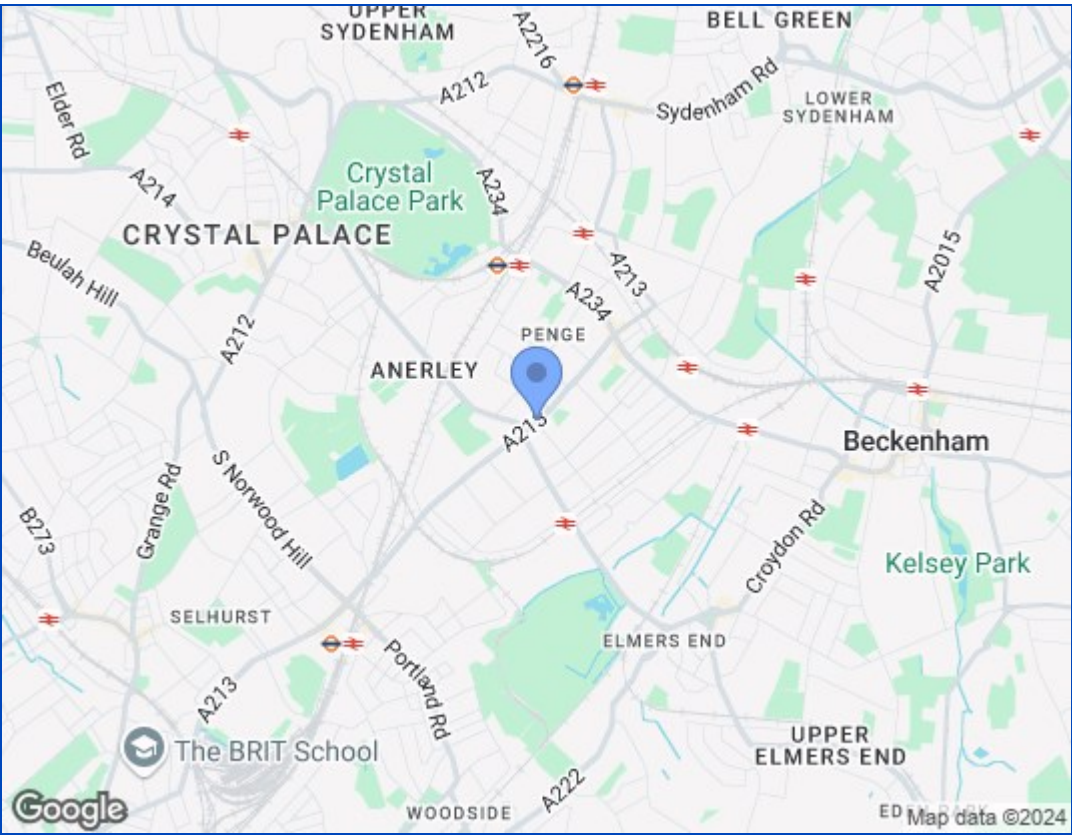






FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 655 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 655 SQ FT / 61 SQM	Croydon road
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	date: 30/01/24
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(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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