



Anerley Road, SE19 | £385,000

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In General

- Private rear garden
- No onward chain
- Central location
- Two double bedrooms
- Split level period conversion
- Nearby Crystal Palace station

In Detail

A neutrally decorated two bedroom split level garden flat centrally located nearby Crystal Palace station, available for sale with no onward chain.

This spacious period conversion boasts a 22ft reception room which is socially open plan to a modern kitchen with integrated appliances and a breakfast bar, also French doors to outside. Both of the bedrooms are double proportion (the main extending to 19ft) and are quietly tucked away at the rear of the building. Externally the secluded low maintenance private rear garden benefits from a patio seating area, whilst further points to note include a long lease and recently redecorated common parts.

This location is excellent for a wealth of local amenities, the Triangle at the centre of town, and Crystal Palace Park.

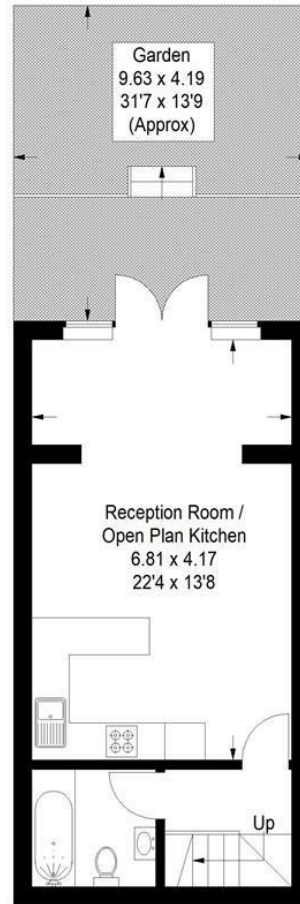
EPC: C | Council Tax Band: B | Lease: 117 years remaining | SC: £1,744 pa | GR: £125 pa | BI: £255 pa



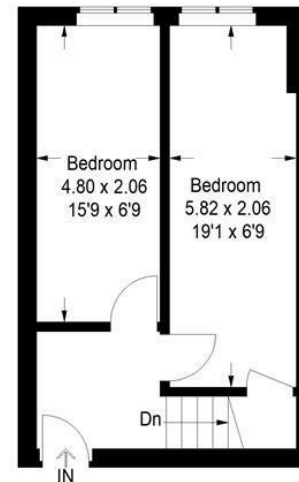
Floorplan

Anerley Road, SE19

Approximate Gross Internal Area
66.4 sq m / 715 sq ft



Ground Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		72	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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