



## Anerley Park, London

Offers In Excess Of £350,000



## Property Summary

Priced for a quick sale!

Propertyworld presents to a deceptively spacious TWO DOUBLE bedroom maisonette with NO ONWARD CHAIN. Situated literally a stones throw from CRYSTAL PALACE PARK, the property is a fantastic locations for commuters too, having 4 MAINLINE RAIL STATIONS just minutes walk away available at; PENGE EAST / WEST, CRYSTAL PALACE AND ANERLEY (Penge West and Anerley mainline station for the East London Line).

Property details include: A large lounge looking over the close and flooded in natural light. Two generously sized DOUBLE BEDROOMS, a glossy, crisp white kitchen, as well a simple, but attractive three piece bathroom suite with fully tiled walls. Outside sits your very own PRIVATE GARDEN AREA.

This well-proportioned accommodation is ready for immediate residence, but also allows any new owner an opportunity to put their own individual stamp on this spacious home. Not only is the property well located for multiple transport links, grocery shops are readily available either end of the road. Additional benefits include your OWN PRIVATE FRONT DOOR, gas central heating, double glazing and best of all - the property comes with A NEW LEASE - all siting in a quaint close.

## Property Summary

- Two Double bedrooms
- Purpose built Maisonette
- Ground floor accommodation
- Large lounge
- No onward chain
- Gas central heated
- Double glazed
- New lease Term
- Leasehold
- Council Tax Band C

## Our Vendor Loves...

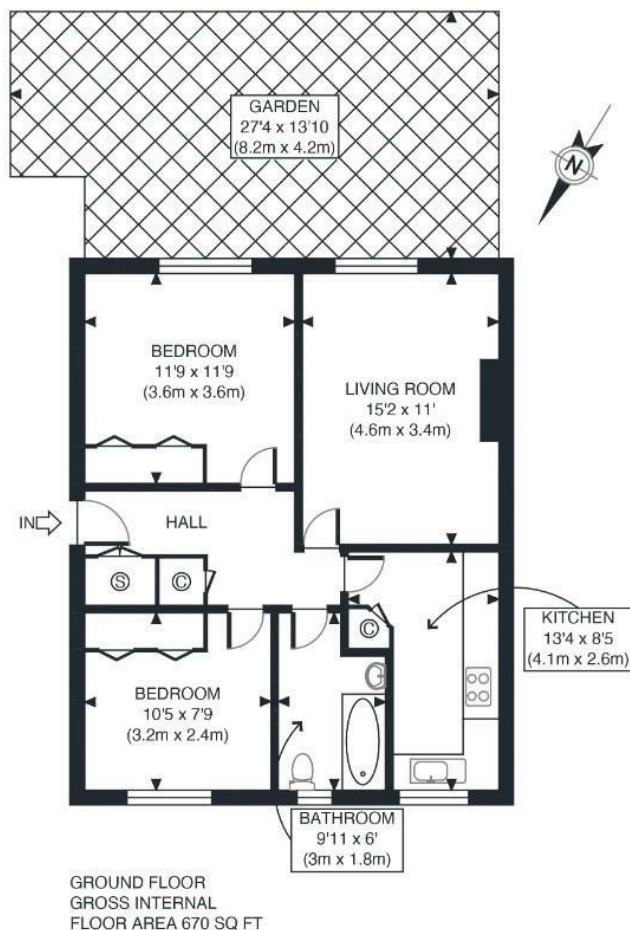
Its surprisingly a bigger and much brighter property than you would expect at first.

The close is very quiet and the location is brilliant for the trains into town.

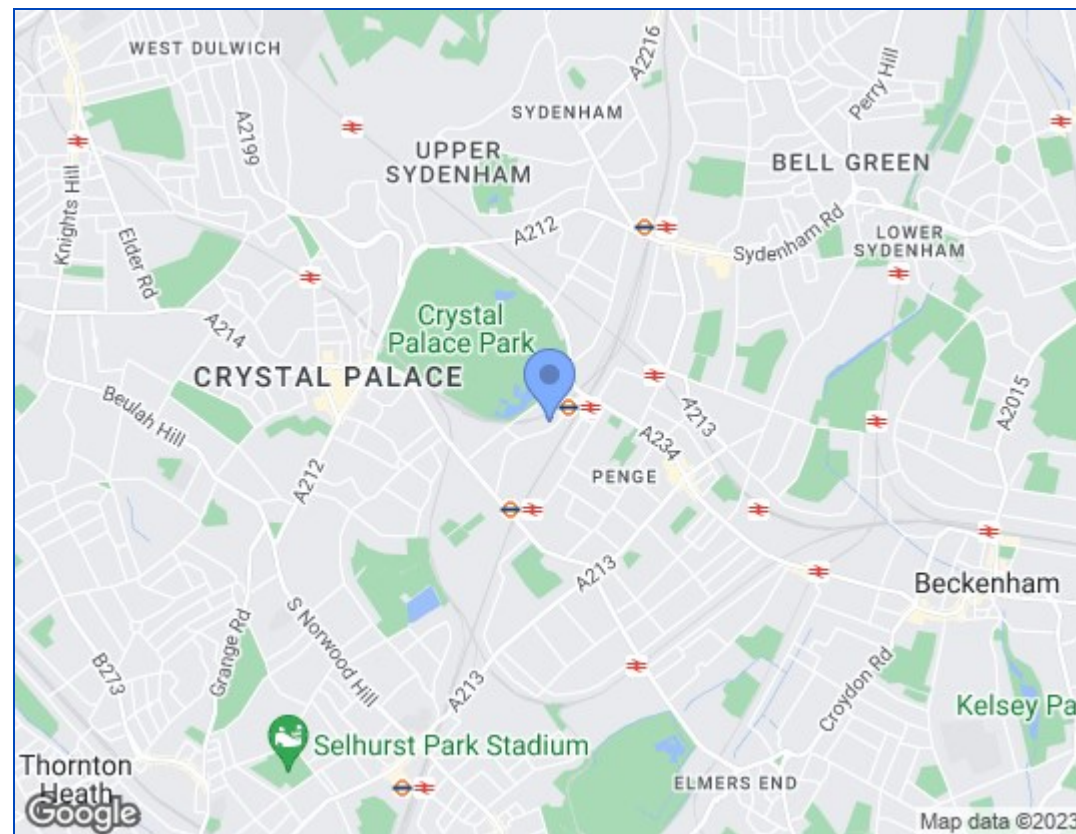








APPROX. GROSS INTERNAL FLOOR AREA 670 SQ FT / 62 SQM	Rosebank
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 25/05/23
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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