



Anerley Park , SE20
£325,000

0208 702 9333
pedderproperty.com

pedder



In general

- Well presented throughout
- No onward chain
- Allocated off street parking
- Balcony
- Open-plan kitchen
- Recently modernised bathroom
- First floor
- Secure entry

In detail

A light and bright first floor purpose built apartment forming a smart low-rise modern development on a sought after road nearby Crystal Palace Park.

The property is to be sold with no onward chain and benefits from allocated off street parking and a covered west-facing balcony. The reception room extends to 18t 6 and is socially open-plan to the kitchen, whilst the bathroom has been recently modernised to include contemporary matt black fittings and a bespoke sink pedestal. Other notable features include hard wearing replacement flooring throughout, fitted blinds, and a quiet bedroom at the back of the building.

Anerley Park works well for access to Crystal Palace, Anerley and both Penge East / West rail links. Nearby leisure and shopping amenities include central Crystal Palace, Anerley Parade and the High Street, whilst also just a short walk to 200 acres of parkland.

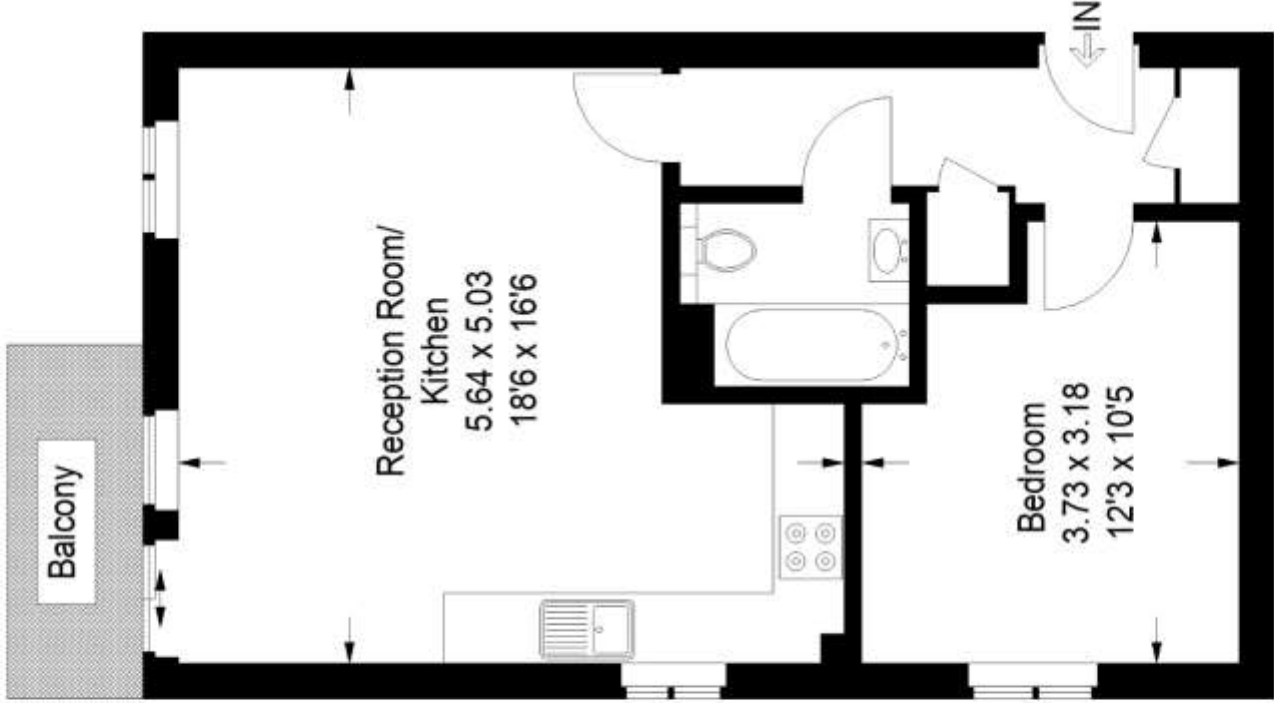
EPC: B | Council Tax Band: C | Lease: TBC | SC: TBC | GR: TBC | BI: TBC



Floorplan

Marshall Court SE20

Approximate Gross Internal Area
45.8 sq m / 493 sq ft



First Floor

Copyright www.pedderproperty.com © 2023
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 Rating	Energy Rating	Current	Potential
80+	A	70-75	70-75
61-80	B		
41-60	C		
21-40	D		
1-20	E		
	F		
	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord