



Ashurst Close, Anerley

Guide Price £325,000



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Property Summary

Available to view at 12 Midday on Saturday 1st of February 2025 - Please call to reserve a viewing.

Guide Price £325,000 - £350,000

Propertyworld proudly presents this deceptively, large two double bedroom purpose built apartment to the sales market, that also has NO ONWARD CHAIN!

Not far from the Crystal Palace Triangle. with its door-to-door brassieres, bars and restaurants, it hard to believe how easily you can access the hustle and bustle of city life from this quiet Close.

And if you are a London commuter, or just want the accessibility, then there are three rail stations just minutes away - available at Anerley, Crystal Palace and Penge East.

Sitting on the raised floor of a small modern build block, the lounge boasts dual aspect views flooding the room in natural light, as well as exaggerating the lawned views, however best of all this room measures in excess of 19ft , thus lots of space for dining as well as living!

The kitchen comes with a range of glossy white cupboards and plenty of counter space for food preparation. Both bedrooms are generously sized and carpeted, with the second bedroom also having a built-in mirror door wardrobe. The bathroom provides a crisp white, three piece suite - tastefully completed, with feature tiled walls.

Set within beautiful landscaped lawns, all residents relish the leafy TRANQUIL VIEWS from every aspect, in this quiet, yet convenient cul-de-sac location. Additional benefits include double glazing, allocated parking and entry phone security.

Definitely not one to be missed!

Penge Sales

020 8659 1005

www.propertyworlduk.net

Property Summary

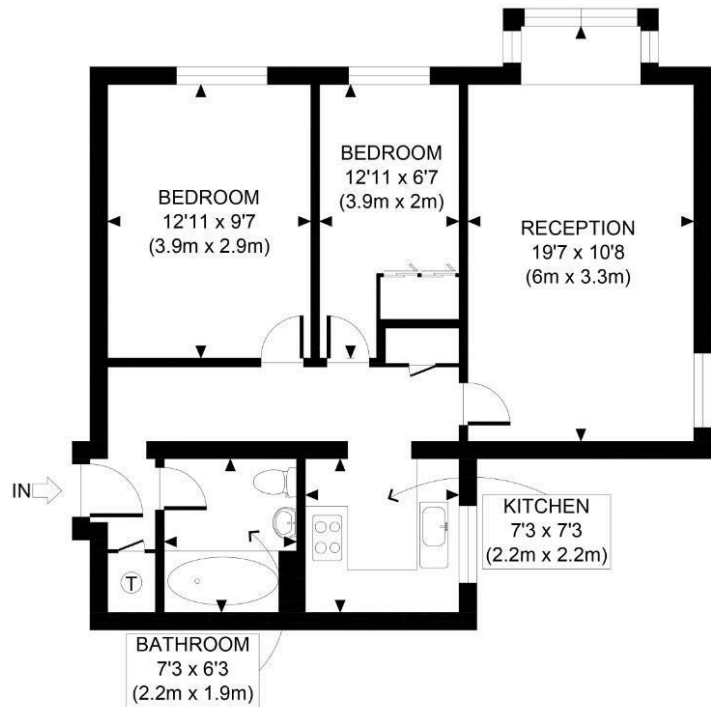
- Two bedrooms
- Purpose built flat
- Hall floor accommodation
- Spacious rooms throughout
- Double glazed and Electric heating
- No onward complications
- Sought after location
- Leasehold Tenure
- Epc rated C
- Council Tax band C

Our Vendor Loves...

We have loved living here for the past 7 years. The flat is the perfect size for entertaining while also feeling cosy when it's just us. The best bit is the south facing garden which we use throughout the summer. The cul-de-sac is so quiet and the neighbours are all chatty and welcoming. We work in London bridge so the 20min door to door commute has been a breeze and being able to park the car is great for weekends when we are not walking to the triangle.



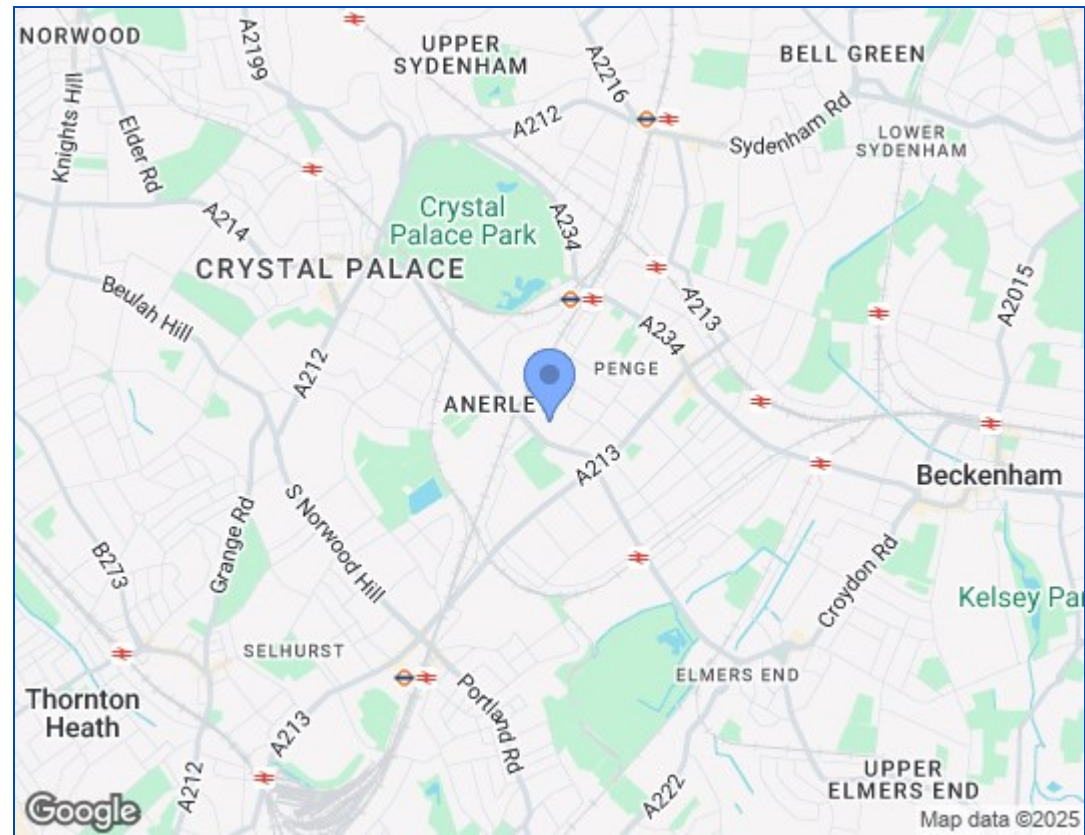




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 618 SQ FT



<p>APPROX. GROSS INTERNAL FLOOR AREA 618 SQ FT / 57 SQM</p> <p>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</p>	<p>Ashurst Close</p>
	<p>date 17/01/25</p>
	<p>photoplan </p>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(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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