



Anerley Park, Anerley

Price guide £400,000

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Property Summary

GUIDE PRICE £400,000 - £425,000

Available to view on Saturday, 28th May, between 1pm - 2pm.

Please call to reserve an appointment.

Propertyworld is delighted to present this immaculately presented, two bedroom, ground floor maisonette with PRIVATE FRONT AND REAR GARDENS in Anerley Park, Penge. The property is exceptionally bright with an abundance of natural light. Clean lines and a neutral, decorative palette further enhance the contemporary feel. The property has been lovingly enhanced by the current owners, with the addition of a wood burner and considerable investment spent in the discreet private rear garden - which enjoys direct sunlight from midday right through to the evening. The accommodation is generously proportioned and comprises a bright reception to the front with bay window, fireplace surround, wood burner, and recessed shelving. There are two bedrooms, both doubles, although the main one is larger and comes with a period fireplace and built-in wardrobes. The kitchen boasts off white fitted wall and base units, Butler sink, gas hob and electric oven. The bathroom, which was recently fitted, boasts a three-piece suite, over bath shower, feature circular sink and fully tiled walls and flooring. To the rear, off the kitchen, is a pretty garden with lawn and bordered with shrubs and plants. There is also a front garden, which allows sunlight, both to the front and rear of this charming home. Further benefits also include a long lease, low service charges and

Penge

020 8659 1005

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Key Features

- Two bedroom maisonette
- Gorgeous Lounge
- Close to Crystal Palace Park
- Immaculate presentation
- Own front door
- Modernised throughout
- Double glazed
- PRIVATE GARDEN
- Ideal first time buy
- Sought after location
- Must be seen



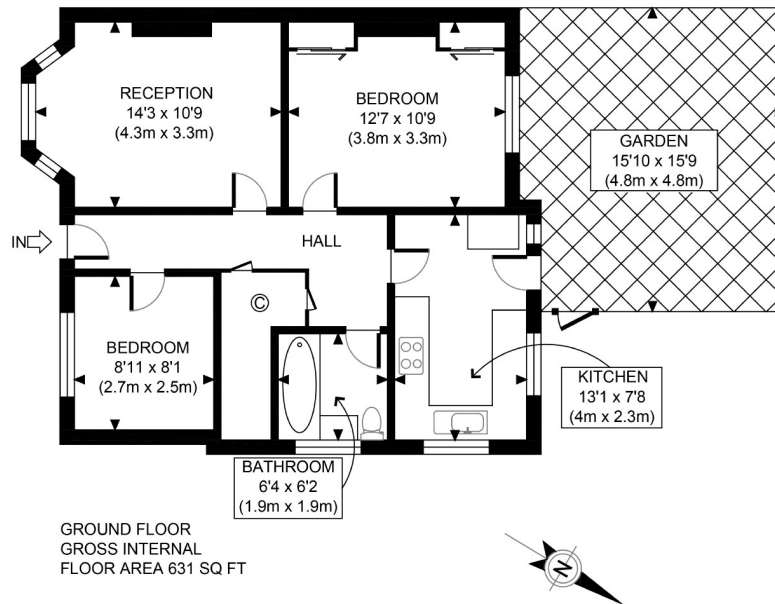
Our Vendor loves...

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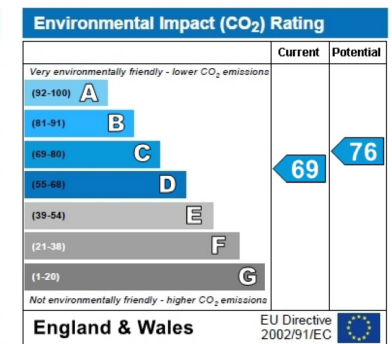
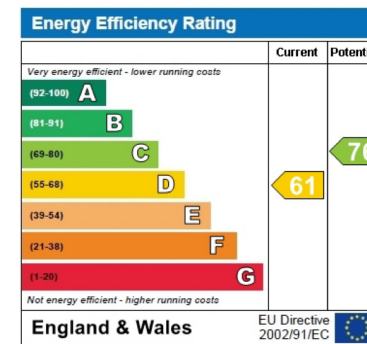
"We've loved the peace and tranquillity of the area. Day or night, Ridgemount Close is quiet and there's a sense of community with everyone looking out for one another. The master bedroom is sheltered and looks directly onto our lovely garden. The rear garden enjoys direct sunlight from midday through to the evening allowing us to soak up the sun while hosting BBQs on the patio. In winter, you have a cosy log burning stove in the living room. The property is thoughtfully designed, with rooms connected to a central hallway and bedrooms at opposite ends, giving guests a sense of privacy. There's plenty to do from the doorstep with Crystal Palace Park and the Victorian dinosaurs round the corner. The Park is fantastic for exercise and relaxation. You also have great pubs, cafes and independent shops in Crystal Palace and Penge. Three different train stations within a ten-minute walk make commuting easy, accessing Victoria in 17 minutes, London Bridge in 23 minutes and Shoreditch in 27 minutes".







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| APPROX. GROSS INTERNAL FLOOR AREA 631 SQ FT / 59 SQM | Ridgmont Close |
| 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 19/05/22 |
| | photoplan |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.