



## Elmers End Road, Anerley

Offers In Excess Of £250,000



## Property Summary

Boasting no chain complications, Propertyworld presents another apartment, within the iconic Sherborne Court – renowned for its classic 1930's architecture- including its cage lift to feature!

Amazing value for money, this particular home offers spacious accommodation to all rooms, by way of a large bedroom, a lounge measuring in excess of 13ft and a very generous sized bathroom, w/c. The kitchen is fitted with a range of white cabinets and plenty of counter space for food preparation, as well as room for those mod con cooking gadgets we would all like to have. This also means there's ample space for white goods underneath too. The bathroom provides a full three piece bath suite, including a window allowing natural ventilation and light.

Commuters have three rail stations available at either Birkbeck, Anerley, or Elmers End, as well as an abundance of buses too, however best of all, there's 'chain' supermarket - just across the road. A few minutes further walk into High Street Penge, for a wide range of restaurants, coffee shops and gastropubs. At your leisure, enjoy the bars, restaurants and eateries of the Crystal Palace Triangle, or maybe a stroll around the renowned Crystal Palace Park!

In our opinion, this property is an ideal first time buy and ideal for the hustle and bustle of modern day living!

Some parking, and a quaint communal garden, this is a flat not to be missed!

Penge Sales  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- One bedroom
- Purpose built apartment
- Well presented throughout
- Double glazed
- Fitted wood floors
- No onward chain
- Communal heating
- Share of freehold
- Epc rated
- Council tax band B

## Our Vendor Loves...

There's a welcoming feeling the moment you open the door, especially as all the windows overlook the communal garden and face west letting in the sunshine during the afternoons.

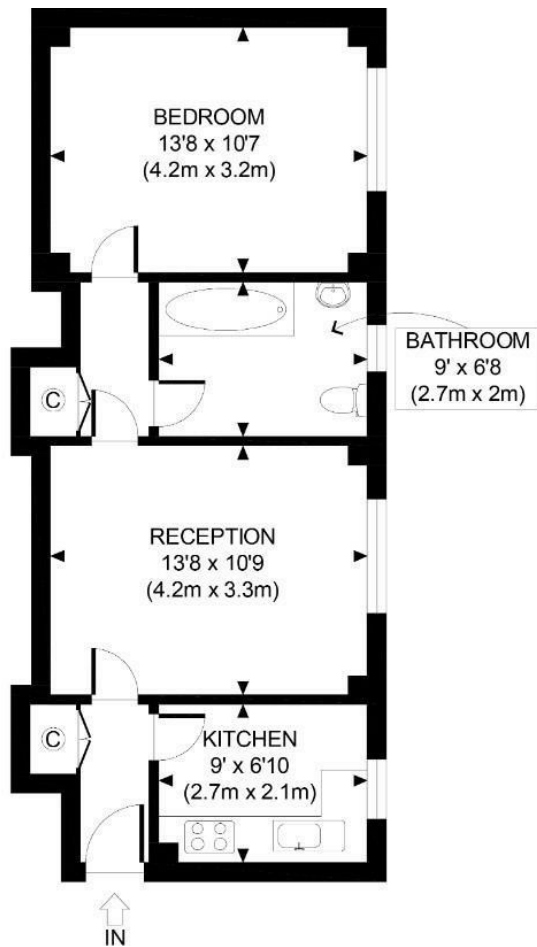
Having communal heating and hot water takes away all of the worries of heating bills and brilliant value for money - during the winter months!

And owning a share of the freehold allows you to get involved in the running of the block, as there is no ground rents an always looking reduce the outgoings.

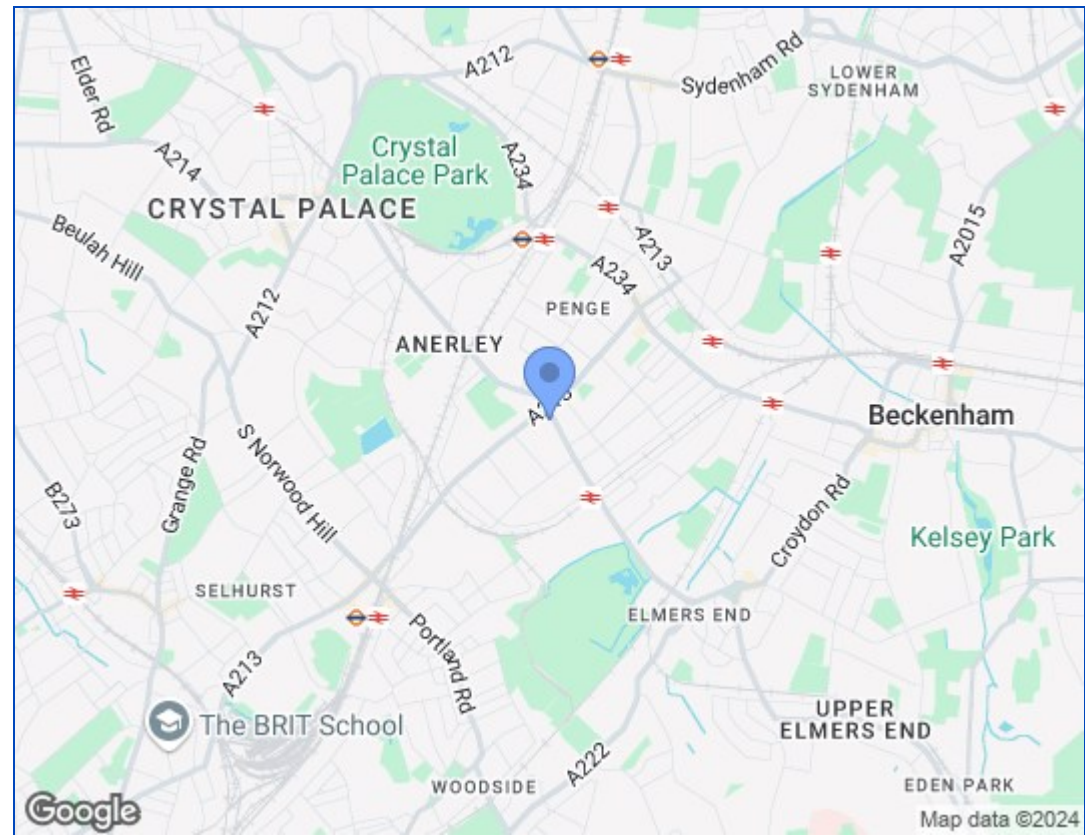
Also worth knowing is that our location is great for commuting, shopping and entertainment up the hill, at the Crystal Palace Triangle!







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 488 SQ FT



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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**APPROX. GROSS INTERNAL FLOOR AREA 488 SQ FT / 45 SQM**

Sherborne Crt

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 25/10/24

