



Anerley Park, Anerley

Offers In Excess Of £350,000



Property Summary

Property World proudly brings to the market this bright and attractively presented two double bedroom apartment forming part of a small attractive 1930s development on Anerley Park, set within well maintained gardens.

Situated in one of the most sought-after locations in SE20, the apartment is within short walking distances of both Penge West Overground (approx. 5 mins) and Penge East Mainline (approx. 10 mins) stations and the award-winning Crystal Palace Park. Crystal Palace Triangle with its array of pubs, independent shops, restaurants and cafes is a short walk away and Penge's convenient high street is just down the road.

This property is offered chain-free and located on the ground floor of the block. It has been modernised and lovingly maintained creating a warm, welcoming and spacious home.

General property details are as follows: wide and bright entrance hall with built-in storage cupboard. Roomy lounge with bay window overlooking the gardens with exposed stained floorboards, period picture rails, built in shelving, feature tiled fireplace and column radiator – and is large enough to comfortably accommodate a table and chairs. The kitchen is equipped with a range of fitted wall and base units, white formica plywood worktops, integrated oven, gas hob and freestanding fridge freezer. Both bedrooms are double in size with cream fitted carpets and again fitted with picture rails and column radiators. The beautiful bathroom with eye-catching blue encaustic floor tiles is equipped with a white three-piece suite, heated towel radiator, quality fixtures and fittings and solid oak wood shelving.

In our opinion, this is a gorgeous home – ready for immediate residence and an ideal first-time purchase!

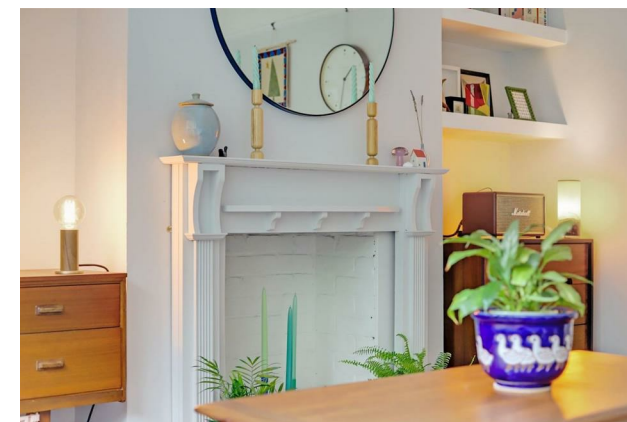
Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

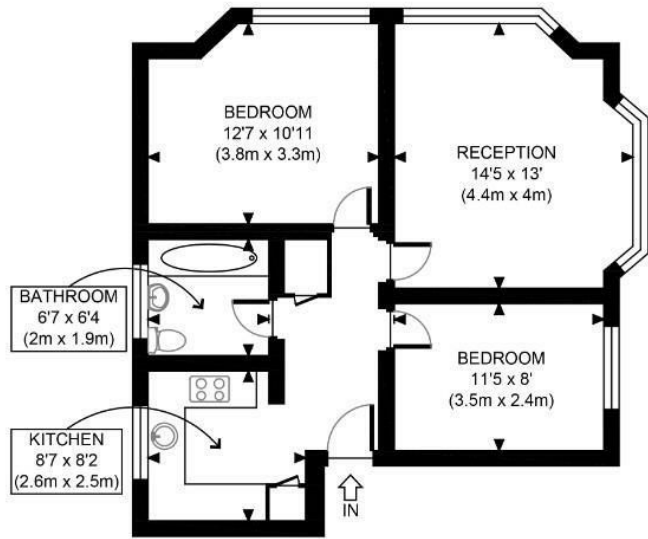
- Two double bedrooms
- 1930's Purpose built flat
- Situated on the ground floor
- Stunning accommodation throughout
- Gas central heated
- Double glazed
- Gorgeous bathroom, W/c and Kitchen
- Leasehold Tenure
- Epc rated C
- Council Tax band B

Our Vendor Loves...

We're really going to miss this lovely flat and our wonderful neighbours. The block is really quiet and the large gardens are fantastic in the warmer months. Being so close to Crystal Palace Park has been amazing and we love everything there is to eat, drink and do in this buzzing and vibrant area, Chatsworth Bakehouse and the Southey Brewery in Penge are two favourites.







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 610 SQ FT

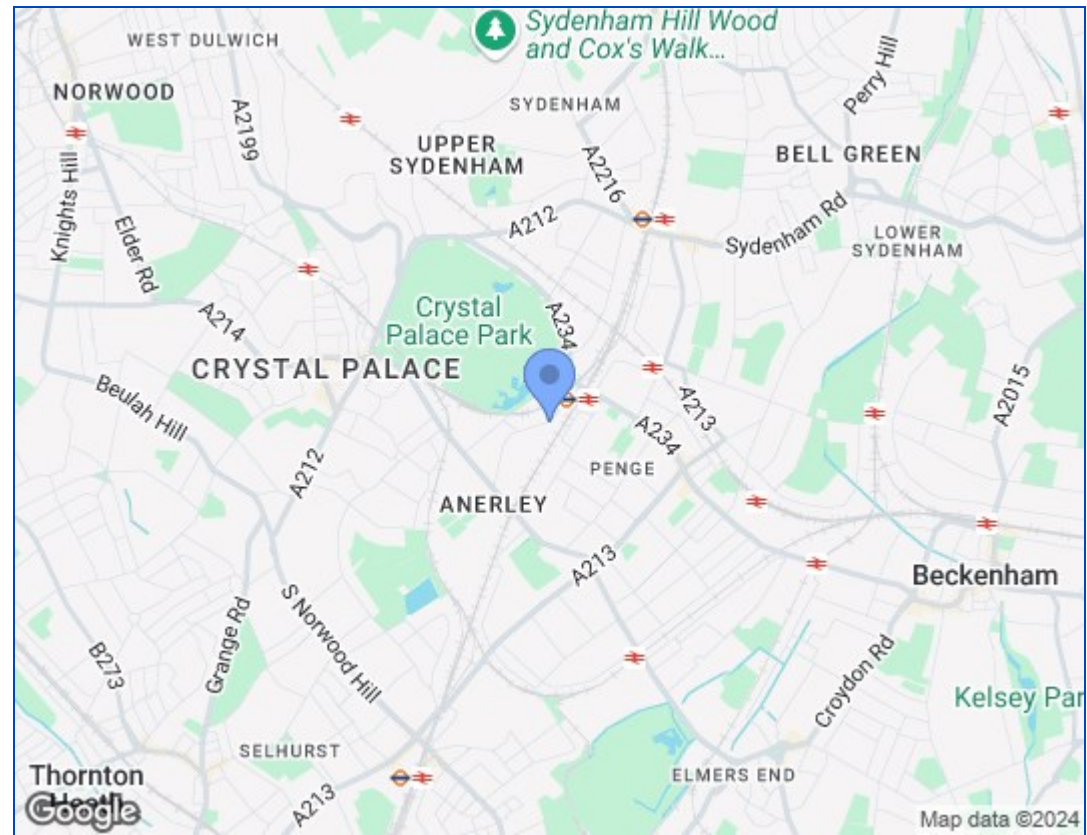


APPROX. GROSS INTERNAL FLOOR AREA 610 SQ FT / 57 SQM

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

Anerley Court

date 06/02/23



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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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