

# HUNTERS®

HERE TO GET *you* THERE

**Anerley Road, London, SE20 8DL**

**Asking Price £160,000**

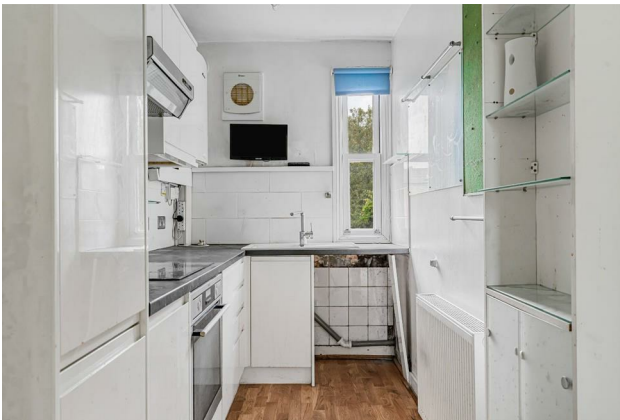
**Property Images**



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## Property Images



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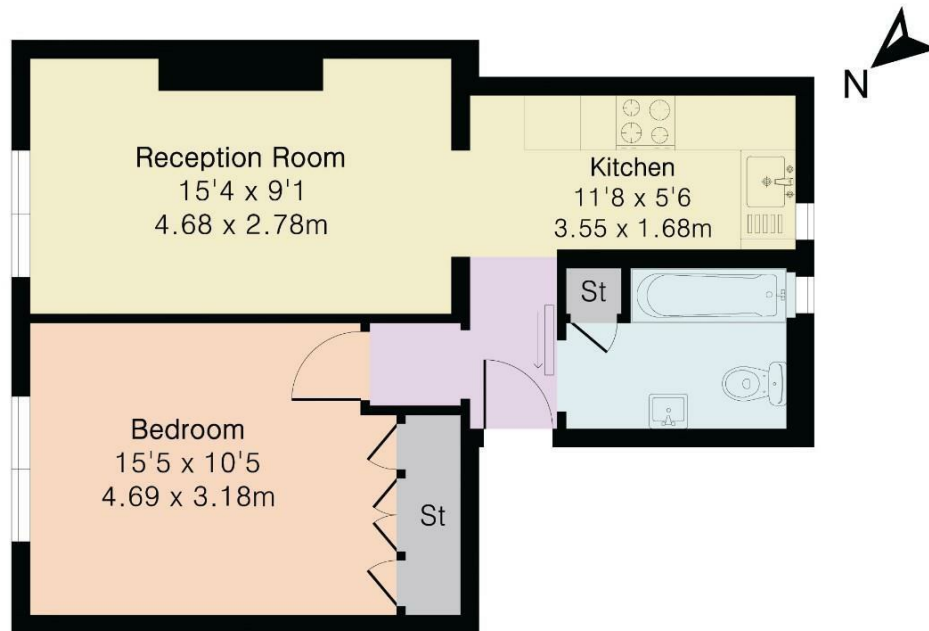
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## Property Images





**Approximate Gross Internal Area 449 sq ft - 42 sq m**



Second Floor

## EPC

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>	60	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: Flat - Conversion Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

### CHAIN-FREE

A 1-bedroom apartment situated on the top-floor is offered new to the market. The property spans approximately 450 sqft of living space and comprises of a semi open-plan living room and kitchen, a double bedroom and a family bathroom.

The location offers a wealth of shops, restaurants, amenities, good transport links, schools, parks and green spaces.

### Features

• CHAIN-FREE • ASKING PRICE £160,000 • ONE BEDROOM TOP-FLOOR FLAT • LEASEHOLD • IDEAL LOCATION • SEMI OPEN-PLAN KITCHEN AND DINING ROOM • FAMILY BATHROOM • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools and Transport • In Proximity to Parks and Green Spaces

EPC RATING – D

COUNCIL TAX BAND B – BROMLEY

### CHAIN-FREE

A 1-bedroom apartment situated on the top-floor is offered new to the market. The property spans approximately 450 sqft of living space and comprises of a semi open-plan living room and kitchen, a double bedroom and a family bathroom.

The location offers a wealth of shops, restaurants, amenities, good transport links, schools, parks and green spaces.

The property is located in proximity to the following stations:

Penge East Overground Station  
Penge West Overground Station  
New Beckenham Overhead  
Sydenham Overground Station

Travel times to destinations from these stations include:

London Bridge - approximately 24 minutes  
Canary Wharf - approximately 28 minutes  
Victoria - approximately 30 minutes  
London St Pancras - approximately 34 minutes  
London Cannon Street - approximately 32 minutes  
London Charing Cross - approximately 30 minutes

Bus stops are also located in proximity of the property, with routes 75, 194, 227, 176, 358, N3.

Local high streets include Penge, Sydenham and Anerley, where you will find Sainsbury's, Aldi, Tesco, your choice of boutique cafés, restaurants and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar...

Additional conveniences include the; Trinity Medical Centre, Dr R Singh & Partner GP Surgery, Parish Lane Vets and Green Lane Dental Centre.

Below are some of the well known schools in the vicinity of the property:

Alexandra Primary School  
St Johns Primary School  
Harris Primary Academy Crystal Palace  
Harris Primary Academy Kent House

The local area offers a wealth of parks and green spaces with Crystal Palace Park being the biggest attraction but also Penge Recreation Ground, Betts Park and the Palace Square Open Space.