

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ridsdale Road

London, SE20 8AG

£1,150 Per Calendar Month



Small studio ideal for single professional who wants to be close a station. Positioned across the road from Anerley Station but set at the back of the building so you can't hear the train line. UNFURNISHED with white goods provided.



UNFURNISHED

#### THE LOCATION

The property is ideally placed to embrace South East London's rich culture, whilst enjoying a modern living style in a location convenient for transport, shopping, social, and recreation.

There are many green spaces in proximity.

The highly acclaimed Crystal Palace Park and triangle is on the doorstep of the property.

Crystal Palace Park is an English Heritage Grade II listed park which has been recently renovated. It is said to be one of the largest parks in South London and one of the most significant in Britain. It is home to the National Sports Centre, and offers a number of recreational activities and a variety of heritage features including:

- Italian Terraces
- Café
- Children's play area
- Former boating lake
- Maze
- Fishing lake
- Concert bowl
- Children's farm
- Crystal Palace Park Dinosaurs

The now highly acclaimed "Crystal Palace Triangle" has emerged as a leading hotspot for social life and become a prime South East London location due to eateries, gastro pubs, antique shops, retro shops and Everyman Cinema found along this collective of three roads which form a triangle (hence the name).

On a Sunday the triangle is bustling with locals out for breakfast, brunch or Sunday roast as well as those who enjoy a stroll through the boutique shops and antique stores.

The nearby towns of Croydon and Bromley also offer large shopping centres with both high street and designer shops.

#### Verified Material Information

Monthly rent: £1,150

Security deposit: £1,327

Holding deposit: £266

Council Tax band: B

Tenure: Share of Freehold

Lease length: 981 years remaining (999 years from 2007)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: E

Number and types of room: 1 bathroom, studio room and kitchen

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electric room heaters only is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

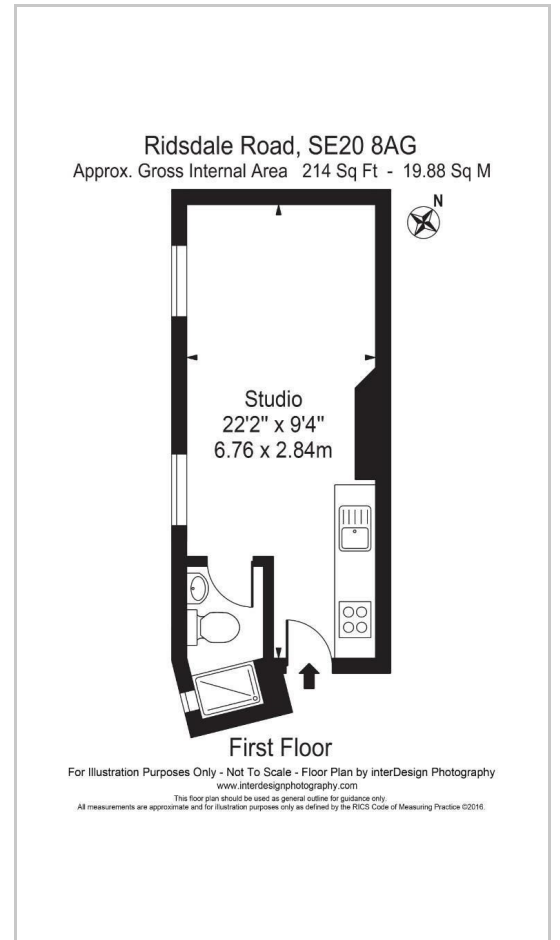
Historical flooding: No

Flood defences: No

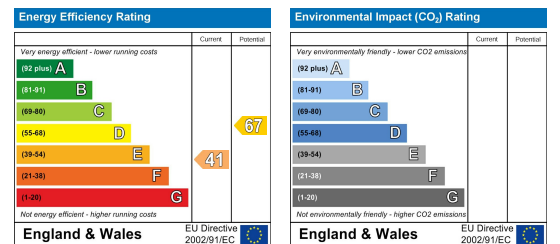
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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