



Anerley Park, Anerley

Asking Price £350,000



2



1



1



C



Property Summary

PropertyWorld is delighted to present this lovely two double bedroom, second-floor apartment in Anerley Court, an attractive low-rise 1930s building set within established communal gardens on the ever-popular Anerley Park, SE20. Offered in excellent condition, vacant and with no onward chain, this is a bright, desirable home in a superb location.

Flooded with natural light and double glazed throughout, the property combines original features with a clean, contemporary finish. Stripped wooden flooring runs through the reception, kitchen and wide entrance hallway, which also provides useful storage, complemented by neutral décor, original doors and carpeted bedrooms. The property also benefits from an entry phone system for added security.

The generous reception is an attractive space, featuring a bay area, recessed shelving and a beautiful original 1930s fireplace. The modern kitchen/diner features solid wood worktops, integrated electric oven, gas hob and extractor, with ample space for a dining table and chairs. There are two double bedrooms, with the principal bedroom particularly spacious, alongside a modern bathroom with a simple, clean white suite.

Externally, residents enjoy attractive communal gardens surrounding this handsome 1930s development. Location is a real highlight. Crystal Palace Park is just a stone's throw away, providing wonderful open green space and an easy walk through to Crystal Palace and its vibrant Triangle, with its superb selection of independent restaurants, bars and cafés. Penge High Street is also easily accessible, offering gastropubs, restaurants, independent retailers and everyday amenities.

Penge West station is very close by, providing fast and convenient mainline and London Overground connections into London and across the capital.

This is a really lovely apartment combining space, character, natural light and an exceptional location. Leasehold with vacant possession and offered chain free.

Property Summary

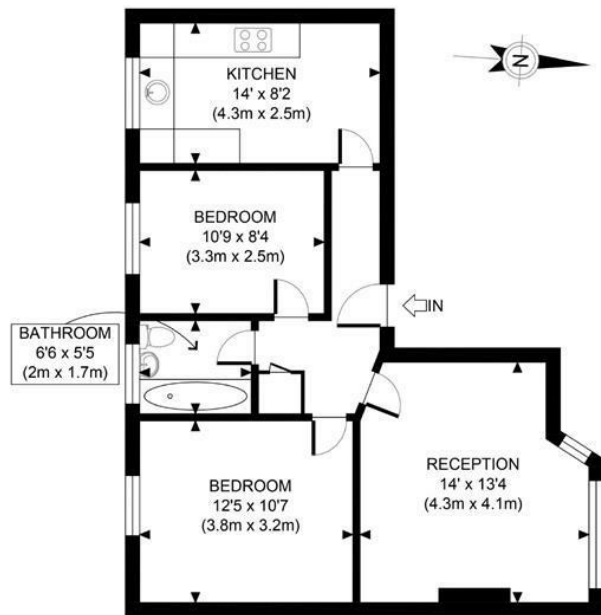
- Two Bedroom Second Floor Flat
- 1930's Purpose built block
- Period features
- Large rooms
- Double glazed
- Kitchen diner
- Fabulous location
- Close to Crystal Palace Park
- Leasehold
- EPC Rating: C Council Tax Band: B

Our Vendor Loves...

Living here has been a joy - the building's exterior is beautiful, the interior is much the same and full of light... the gardens are well cared for and being set back so far from the street on a quiet road is such a rarity in London. There's a real community feel here on this block and in the surrounding area. The best thing about living here is being within a five minute walk of one of London's best parks - it's added so much to my time living here. Also having the Crystal Palace Triangle within striking distance and its many attractions is great, too. Commuting into town or much of east London is easy, and Penge itself is full of good pubs, restaurants, and an increasing number of good shops. It's an excellent place to live for anyone looking for a peaceful, neighbourly home in a green area







GROSS INTERNAL
FLOOR AREA 630 SQ FT

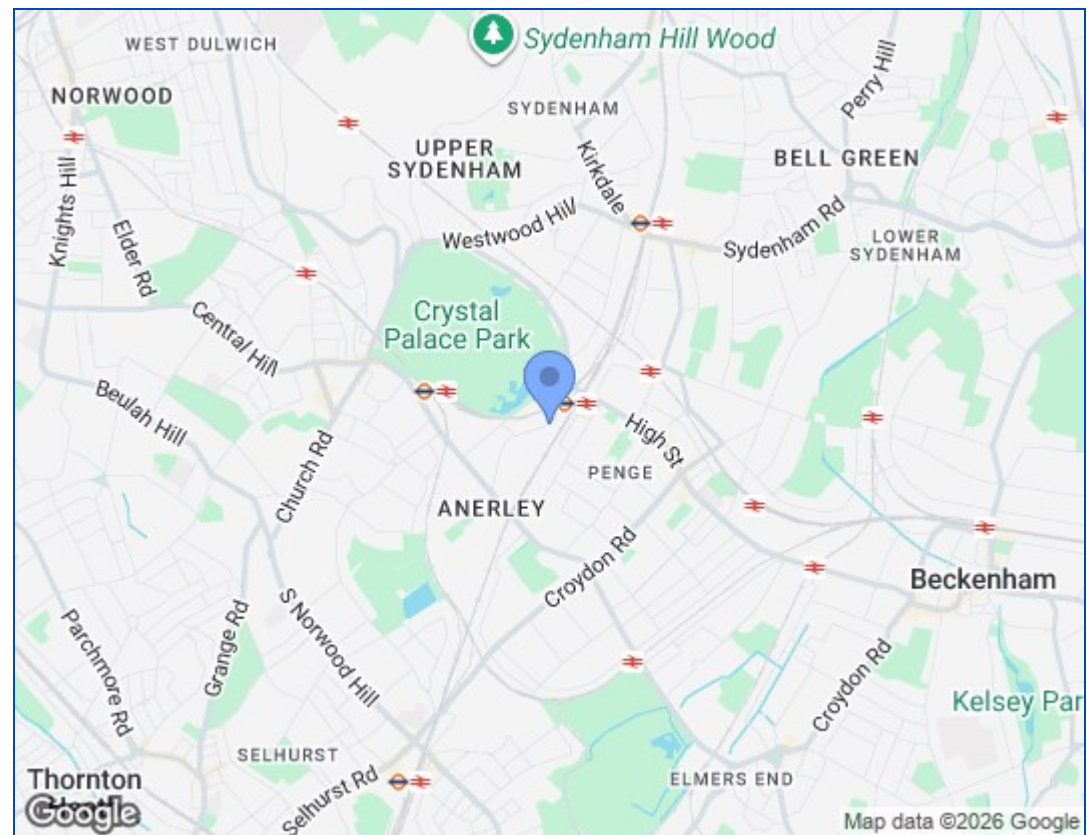
APPROX. GROSS INTERNAL FLOOR AREA 630 SQ FT / 59 SQM

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 22/10/20

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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	

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.

