



Croydon Road, Anerley

Offers In Excess Of £325,000



Property Summary

Propertyworld presents a purpose-built apartment offering a perfect blend of modern comfort and classic appeal. Allocated to the ground floor of a well-maintained, 1960s block, this particular home is deceptively spacious throughout.

Upon entering, you are welcomed into a lounge, measuring in excess of 15ft that boasts a large bay fronted aspect, allowing natural light to flood the room. The elegant plantation shutters add a touch of sophistication, making this space ideal for both relaxation, entertaining and ample space for dining too.

The flat features a gorgeous fitted kitchen, complete with a breakfast bar, perfect for enjoying a breakfast or just a morning coffee. This well-designed area is not only stylish but also functional, catering to all your culinary needs.

The property comprises two generously sized double bedrooms, both adorned with newly fitted carpets that enhance the warmth and comfort of the home. The bathroom is simple, but stylish and separate from the W/c. Ample storage cupboards throughout the flat ensure that you have plenty of space to keep your belongings organised and tidy.

Plenty of easy reach Buses readily available literally on your doorstep is on your doorstep including train Stations available at Birkbeck, Anerley and Norwood Junction.

With its prime location and charming features, this flat is an excellent opportunity for those seeking a comfortable and stylish living space.

Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- Two double bedrooms
- Purpose built apartment
- Stunning accommodation
- Gas central heated
- Double glazing
- Fitted kitchen / diner
- Huge rooms
- Leasehold Tenure - with long lease
- Council Tax Band C
- Epc Rated C

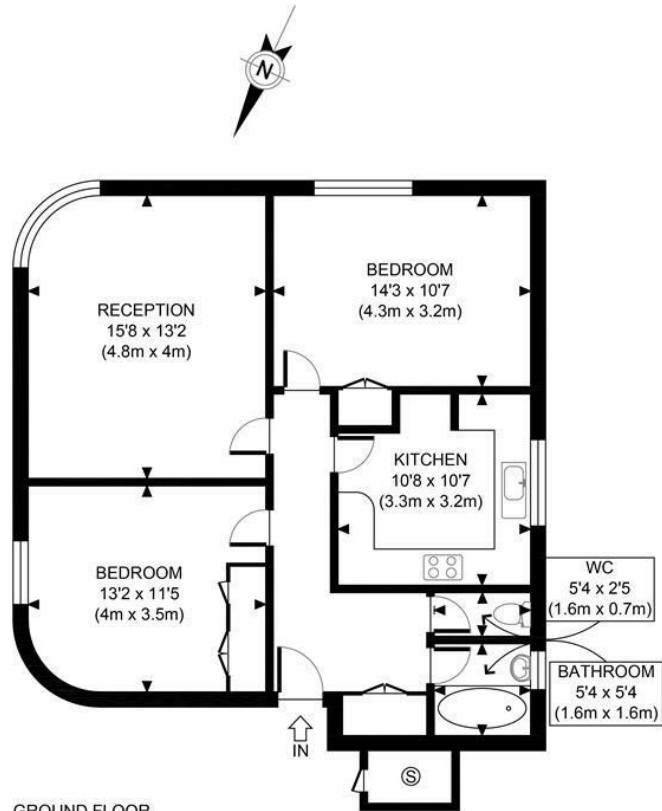
Our Vendor Loves...

"We have absolutely loved living here. Probably the best thing about the flat is the size of the rooms - the lounge and both bedrooms are a really good size. Having the flexibility to make the second bedroom into an office/craft/dressing/exercise/reading space is great at the best of times and was a godsend during the pandemic.

The kitchen is also brilliant - there's plenty of surface space, lots of cupboards and it's just a nice space to be as well as to cook. There is also a really good amount of storage in the flat as a whole - from the built-in wardrobes in both bedrooms to the big coat cupboard in the hallway and the external storage cupboard in the communal entrance hall of the building. The communal garden around the flat is great too - being able to look out of basically all the windows and see greenery makes the flat seem much more secluded than it is. Also, having the Tesco basically across the road is incredibly handy - you can realise you're missing an ingredient and nip out to get it mid-recipe."







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 784 SQ FT

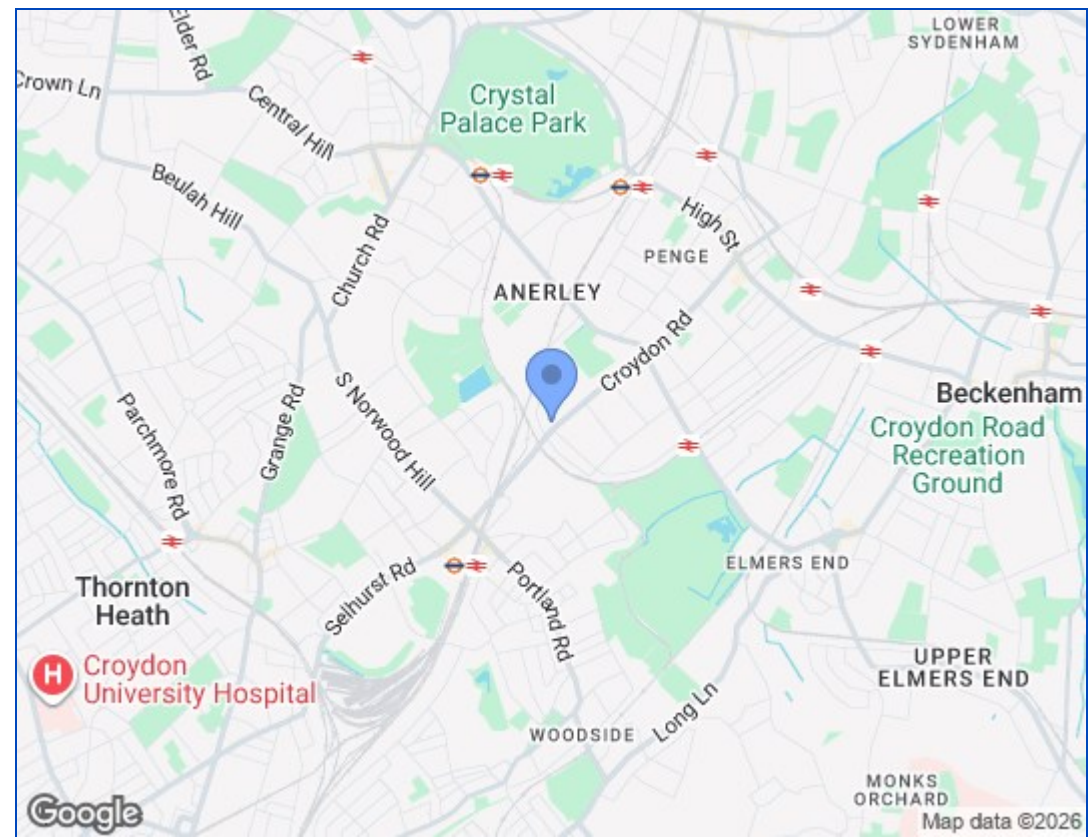
APPROX. GROSS INTERNAL FLOOR AREA 784 SQ FT / 73 SQM

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

Haysleigh House

date 01/08/22

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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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