



Anerley Road, Anerley

Guide Price £325,000



Property Summary

Guide Price: £325,000 - £350,000

Propertyworld is delighted to bring to market this fabulous two bedroom art deco style purpose built flat to market. Located on the top floor, the flat is spacious, flooded in light and benefits from gorgeous views. Dover House is an attractive, and well known, 1950's development in Anerley, renowned for the style of its architecture and the quality of the individual dwellings. The current owners have created an attractive, modern and stylish flat that's also cosy, warm and a beautiful home. The details include: a recently renovated kitchen, which is simply a joy. Combining a fresh look and modern finish, the room includes a range of wall and base units, integrated appliances, tiled splashback, convection hob, electric oven and more, the lounge is spacious and flooded in light with ample space to accommodate a dining room table and chairs, plus all the essentials for modern living. The views and light are fabulous. There are two bedrooms - one is larger than the other - but both are beautifully presented and the master is located to front with amazing light and acres of space. The bathroom has been renovated recently and is beautiful with a new three piece suite, beautiful ceramic walls tiles and stunning floor tiles. An ideal FIRST TIME BUY, we advise an early appointment to view.

Location wise its spot on, it's a stones throw from Betts Park and a short walk to Crystal Palace Park. Anerley station is also minutes walk away on foot, as well as a number of restaurants, cafes and gastro pubs within a short stroll.

This property offers amazing value for money and is a dream first time buy.

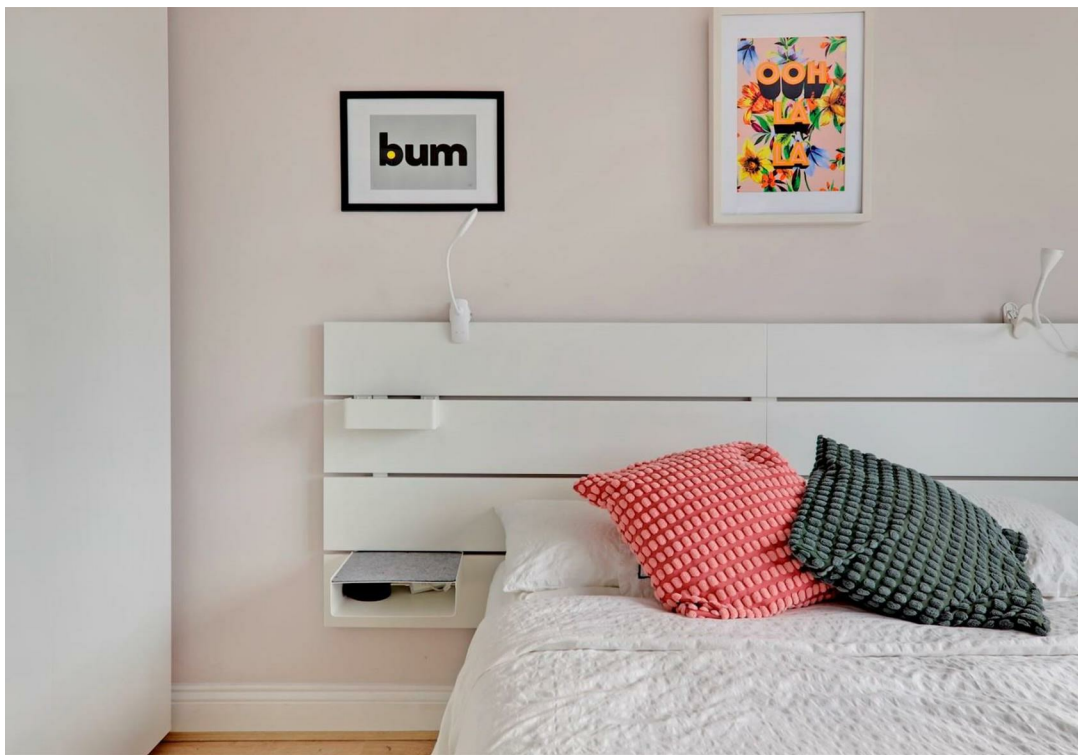
Property Summary

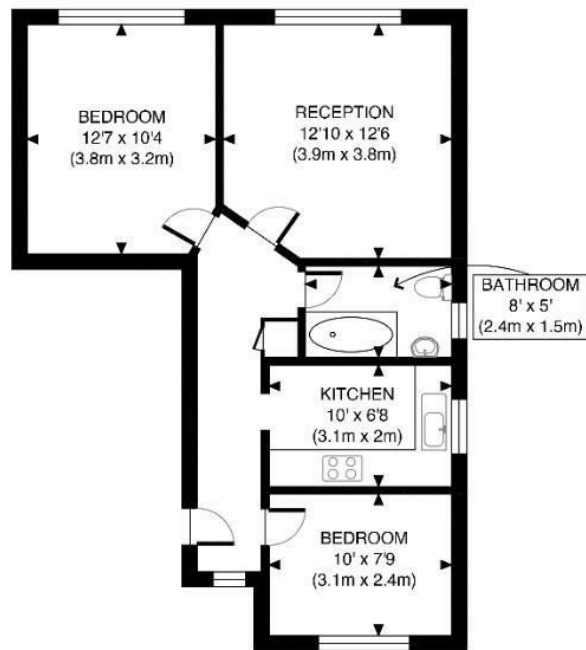
- Two bedroom flat
- Purpose built - 1950S Art Deco
- Top floor
- Flooded in light
- New kitchen & bathroom
- Fabulous location
- Spacious accommodation
- Ideal first time buy
- Must be viewed
- EPC rating is D / Council tax is C

Our Vendor Loves...

we love: the light and airy living room, recently modernised bathroom and kitchen, London views from top floor, community feel of Dover house with lovely neighbours and shared courtyard, great transport links with Anerley station a 6 min walk away and crystal palace just up the hill







THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 570 SQ FT

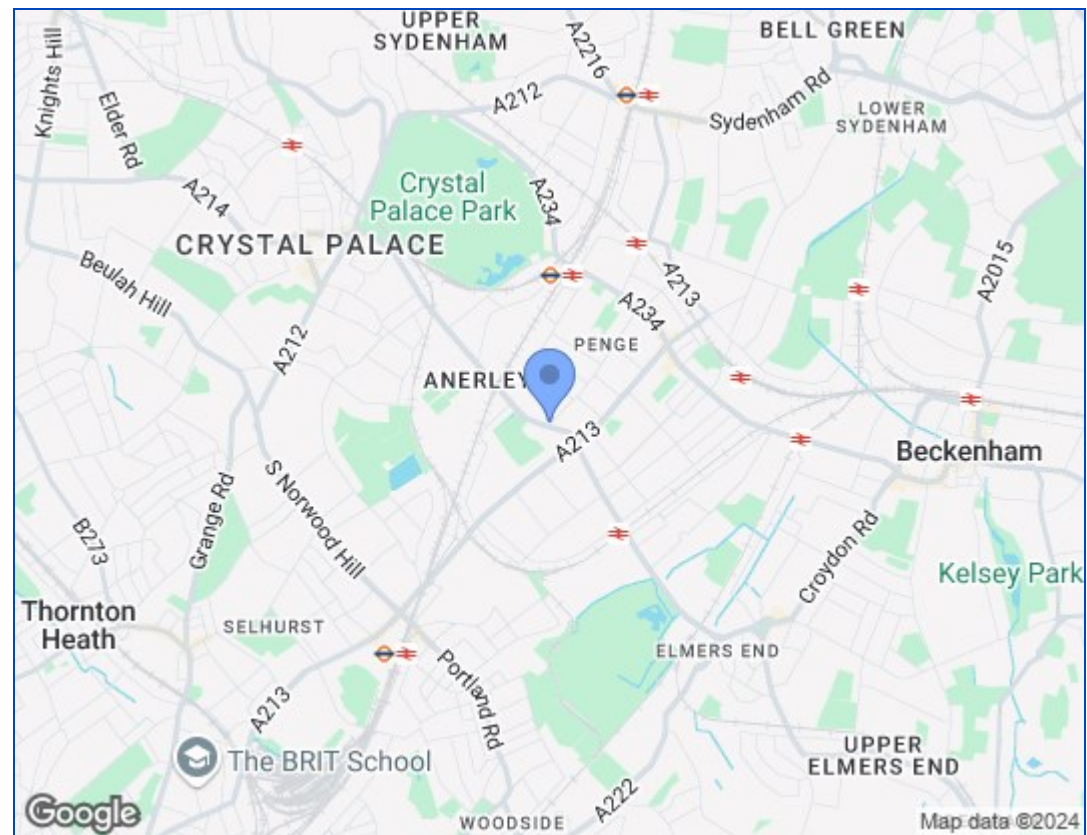
APPROX. GROSS INTERNAL FLOOR AREA 570 SQ FT / 53 SQM

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.

Dover house

date 10/09/24

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(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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