



Worcester Close, SE20  
£325,000

0208 702 9333  
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# In general

- Spacious one bedroom property
- Balcony
- Modern executive development
- Long lease
- Close to transport links
- Lift
- First floor
- 30ft living space

# In detail

A well presented one bedroom first floor purpose built apartment positioned within a sought after modern development, well placed for excellent transport links and Crystal Palace Park.

Providing an ideal opportunity as a first time or investment purchase, this light and bright accommodation offers generous proportions and a hassle-free new home. Notable features include a socially open-plan 30ft kitchen / living space with replacement flooring and a modern kitchen, direct access to a sunny balcony with a south-westerly aspect, a 19ft bedroom, fitted hallway storage, and a long lease.

This development is convenient for access to both Crystal Palace and Anerley rail links, also various nearby amenities on Anerley Parade, or the centrally at the Triangle.

These properties are usually popular for their size and quiet, yet convenient location.

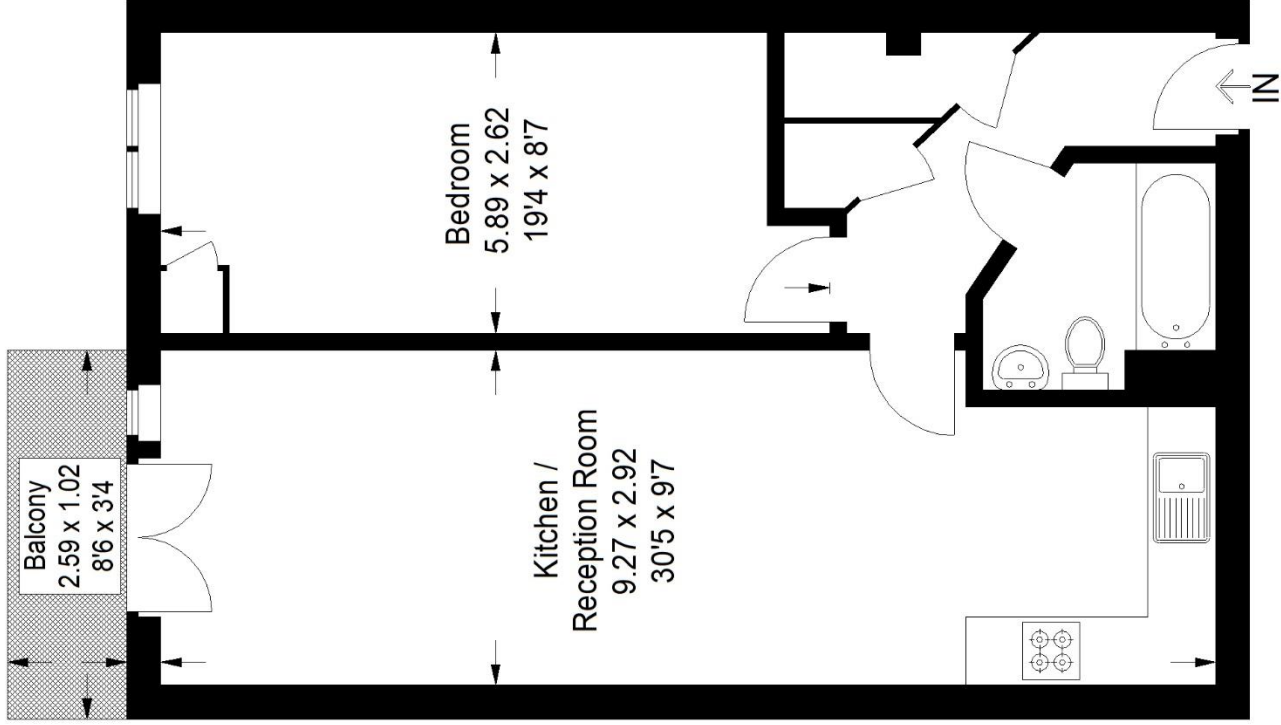
EPC: B | Council Tax Band: C | Lease: 110 years remaining | SC: £160PM | GR: £250 | BI: Incl in SC



# Floorplan

## Carfax House, SE20

Approximate Gross Internal Area  
53.9 sq m / 580 sq ft



### First Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	92 B	92 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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