



Anerley Park, SE20
OIEO £425,000

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In general

- No onward chain
- A share of freehold
- Recently fitted kitchen
- 18ft Reception room
- Nearby Crystal Palace Park
- Sought after location

In detail

A light and bright two bedroom first floor period conversion forming part of an attractive Victorian building on a sought after road nearby Crystal Palace Park.

This well presented accommodation boasts a share of the freehold and is available for sale with no onward chain, and offers the perfect blank canvas for a new owner to enjoy. Brief highlights include an 18ft reception room with a large sash bay, a recently fitted Italian imported contemporary kitchen, period features such as coving and a fireplace with a marble surround, and high quality, Italian imported venetian glass wardrobes.

Anerley Park works well for access to Crystal Palace, Anerley and both Penge East / West rail links. Nearby leisure and shopping amenities include central Crystal Palace, Anerley Parade and the High Street, whilst also just a short walk to 200 acres of parkland.

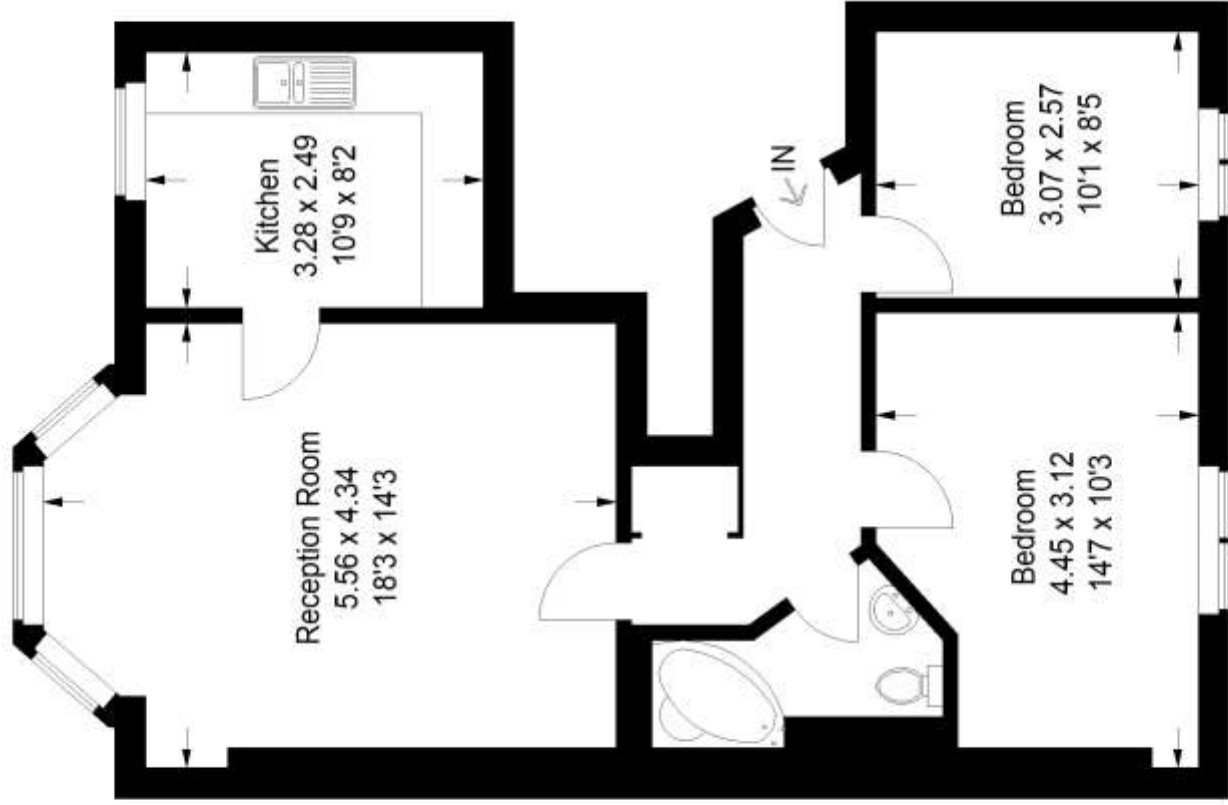
EPC: D | Council Tax Band: C | Lease: 993 years remaining | SC: £125 | GR: £0 | BI: £0



Floorplan

Anerley Park, SE20

Approximate Gross Internal Area
65.0 sq m / 700 sq ft



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

Current: E (17/55) Potential: B (41/55)

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