



Anerley Road, SE20  
£350,000

0208 702 9333  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Private entrance
- Replaced double glazing
- Large private garden
- Ground floor
- Conveniently located for transport links & amenities

# In detail

Presenting a captivating Victorian one-bedroom ground floor garden apartment that seamlessly blends classic charm with modern living.

Step into the generously proportioned living room, adorned with bi-folding doors that open to a beautifully landscaped private garden, creating a perfect harmony of indoor and outdoor living spaces. The double bedroom, bathed in natural light and additional built-in storage, creates a bright and inviting atmosphere.

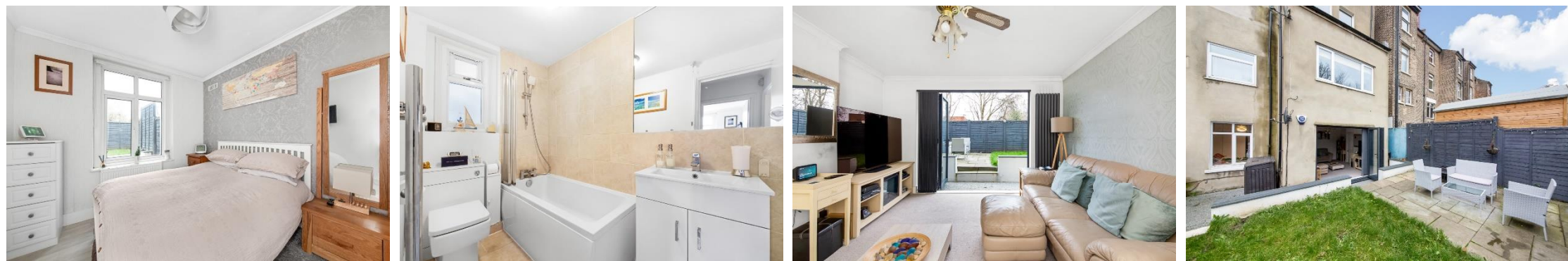
Conveniently located, this gem is just a short stroll from Anerley station, with the added benefit of Crystal Palace Station in proximity, providing easy access to the city, as well as regular bus links.

Explore the vibrant surroundings, with an array of boutiques, wine bars, and eateries in the Crystal Palace triangle, offering a diverse range of lifestyle amenities.

Experience the perfect blend of classic elegance and contemporary living in this stunning Victorian apartment.

Early viewing is recommended to appreciate the unique charm and convenience it has to offer.

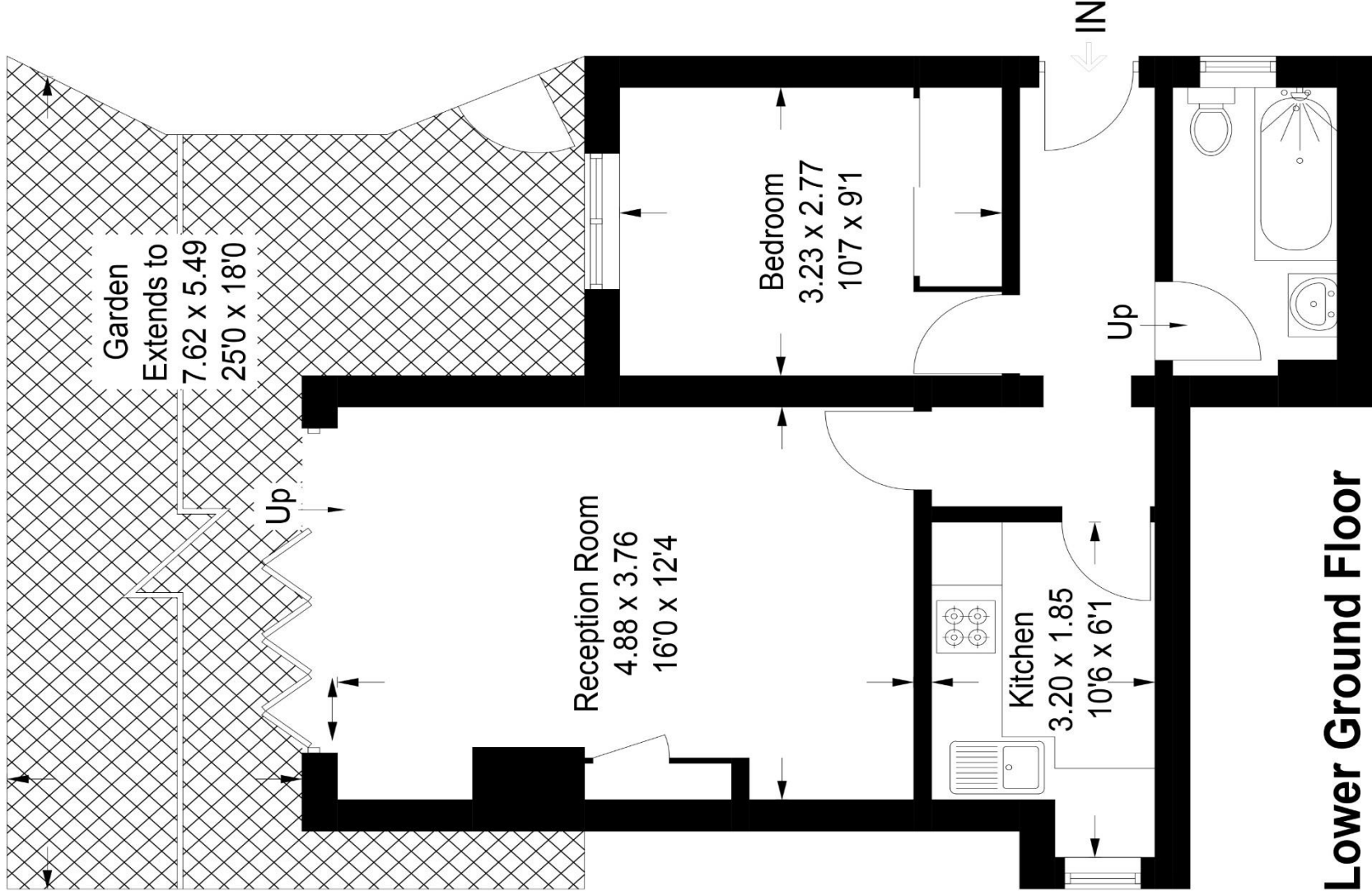
EPC: D | Council Tax Band: B | Lease remaining : TBC | SC: TBC | GR: TBC | BI: TBC



# Floorplan

Anerley Park, SE20

Approximate Gross Internal Area = 45.3 sq m / 488 sq ft



## Lower Ground Floor

Copyright www.pedderproperty.com © 2023  
 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             | 61 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.