



Apple Yard, SE20

£325,000 *Leasehold*



KEY FEATURES

Situated within the sought after Appleyard development in Anerley, this beautifully presented one bedroom apartment offers bright and modern living.

The property features a spacious open-plan kitchen and reception area, designed to maximise both light and functionality. The contemporary fully integrated kitchen is fitted with modern appliances and flows seamlessly into the living space, creating an ideal environment for relaxing or entertaining.

- Leasehold
- One Bedroom Apartment
- Private Balcony & Communal Grounds
- Gated Underground Parking
- Well-Maintained Building
- Close to Crystal Palace Park
- Excellent Transport Links Nearby



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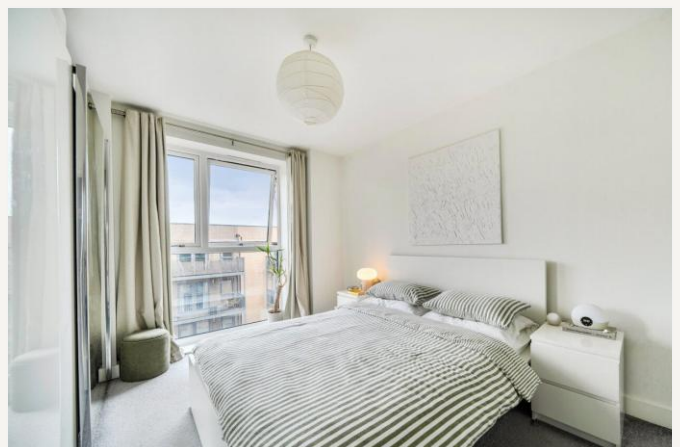
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A standout feature is the private balcony, offering space for a table and chairs perfect for enjoying a morning coffee while overlooking the attractive communal grounds. The apartment further comprises a generously sized double bedroom and a sleek, modern three-piece bathroom, finished to a high standard. Residents benefit from gated underground parking, well kept communal gardens, and a secure, well-maintained building.

Conveniently located for excellent transport links, the property is within easy reach of Anerley railway station, Penge West railway station, and Penge East railway station, providing direct connections into Central London via Overground and National Rail services.

A range of local amenities are close by, including shops, cafes, restaurants, and supermarkets in Penge, as well as the vibrant Crystal Palace Triangle. Green open spaces such as Crystal Palace Park are also nearby, offering excellent leisure and outdoor options.





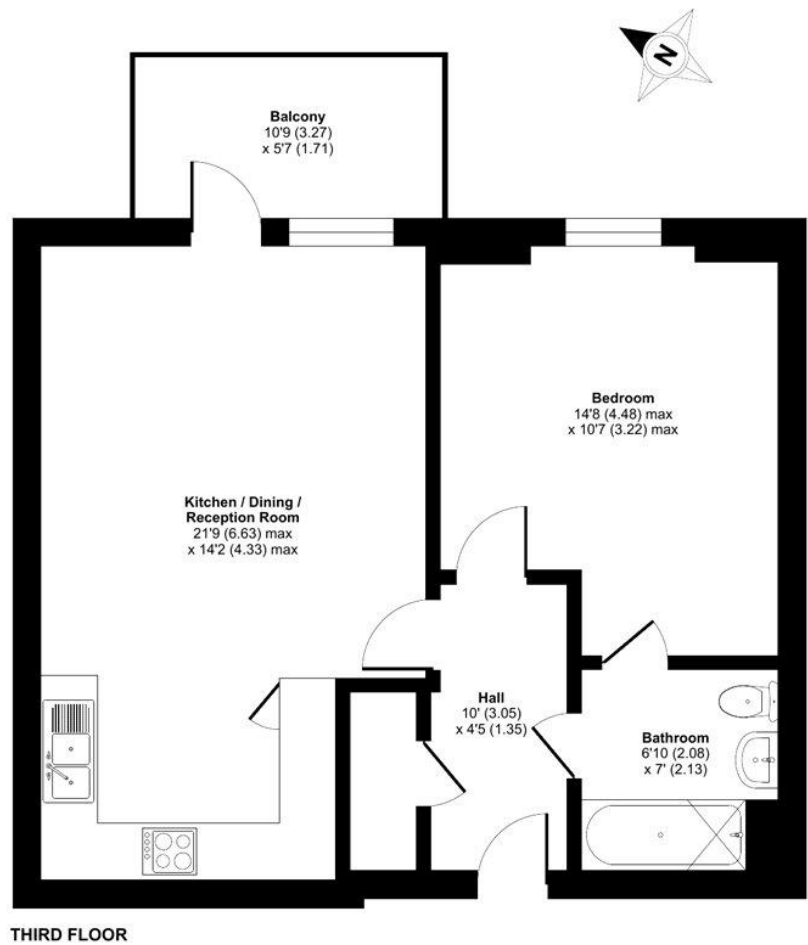
MATERIAL INFO

Tenure: Leasehold
Term: 241 Years
Service Charge: £2700 per annum
Ground Rent: £372 Annually (subject to increase)
Council Tax Band: C
EPC rating: B

Apple Yard, London, SE20

Approximate Area = 562 sq ft / 52.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Winkworth Crystal Palace. REF: 1441274

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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