



Apple Yard, SE20

OIEO £425,000 *Leasehold*

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Situated within the well-maintained Apple Yard development in Cortland House is this, beautifully presented two-bedroom ground floor apartment offers stylish modern living with the added benefit of a long lease, secure gated parking, and a private balcony.

The property boasts a bright and spacious open-plan reception and kitchen area, perfectly designed for both relaxing and entertaining. Contemporary finishes throughout create a sleek and modern feel, while

KEY FEATURES

- Leasehold
- Well-maintained Building
- Two Double Bedrooms
- Balcony
- Gated Secure Parking
- Ground Floor
- Prime Location
- Excellent Transport Links



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direct access to the balcony provides an excellent extension of the living space and allows for an abundance of natural light. Both bedrooms are generously sized, offering versatile accommodation ideal for professionals, couples, small families, or those working from home. The modern bathroom is finished to a high standard, complementing the apartment's turnkey condition.

Further benefits include secure gated parking and ground floor convenience with easy access.

Perfectly positioned for commuters, this property enjoys easy access to Anerley station, just a three-minute walk away, as well as Penge West, Crystal Palace and Penge East railway station, providing fast and convenient connections to central London destinations including London Bridge station, Victoria station, Shoreditch and Canary Wharf. The vibrant Crystal Palace Triangle is also nearby, offering a fantastic selection of independent cafés, restaurants, bars and boutiques. Residents can also enjoy the nearby green open spaces of Crystal Palace Park, while everyday amenities including supermarkets, gyms and local convenience stores are all within close proximity.





MATERIAL INFO

Tenure: Leasehold

Term: 241 Years

Service Charge: £1987.66 per annum

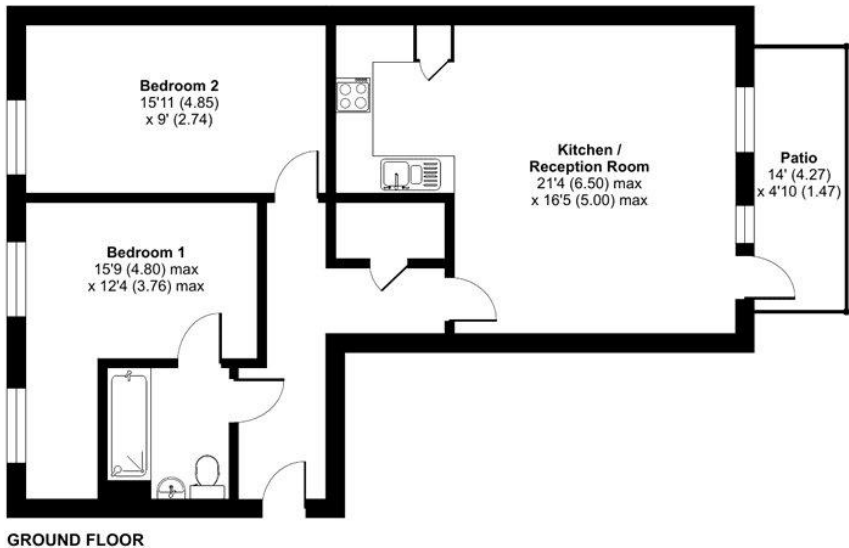
Ground Rent: £ 434 Annually (subject to increase)

Council Tax Band: D

EPC rating: B

Cortland House, Apple Yard, London, SE20

Approximate Area = 765 sq ft / 71 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: 1467847

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 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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