



Apple Yard, SE20

£400,000 *Leasehold*

2  1  2 

Guide Price: £400,000 - £425,000

Situated within the sought-after Apple Yard development in Anerley, this immaculately presented two double bedroom apartment is located on the fourth floor and offers bright, modern living throughout.

KEY FEATURES

- Leasehold
- Two Double Bedrooms
- Two Bathrooms
- Private Balcony
- Well-maintained Building & Communal Grounds
- Private Gated Underground Parking
- Long Lease!
- Prime Location & Excellent Transport Links



Crystal Palace

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The property features a spacious open-plan reception room and fully integrated modern kitchen, creating an ideal space for both relaxing and entertaining. A private balcony overlooks the well-maintained communal grounds and provides space for outdoor seating.

Accommodation comprises two generous double bedrooms, including a principal bedroom with en-suite shower room, together with a stylish modern Jack & Jill bathroom accessible from the second bedroom. Further benefits include gated underground parking, attractive communal gardens, and a secure, well-maintained building.

Ideally positioned close to Anerley, Penge West, Penge East and Crystal Palace stations, the apartment offers excellent transport links into Central London, while a variety of local shops, cafés, restaurants, Crystal Palace Triangle, and Crystal Palace Park are all within easy reach.





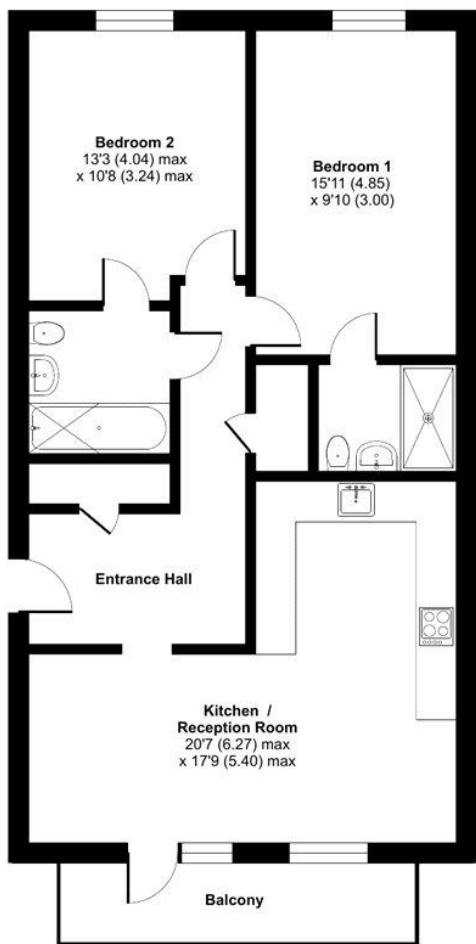
MATERIAL INFO

Tenure: Leasehold
Term: 339 year and 11 months
Service Charge: £2600 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: C
EPC rating: B

Apple Yard, London, SE20

Approximate Area = 835 sq ft / 77.5 sq m

For identification only - Not to scale



FOURTH FLOOR



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: 1456532.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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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