



Anerley Road, SE20

Guide Price: 520,000 - £550,000 *Share of Freehold*



A beautifully presented first-floor two-bedroom apartment offering stylish modern living in a well-connected Southeast London location.

KEY FEATURES

- Share of Freehold
- Two Bedrooms
- Sleek Four-Piece Bathroom
- Private Balcony
- Prime Location
- Excellent Transport Links



Crystal Palace

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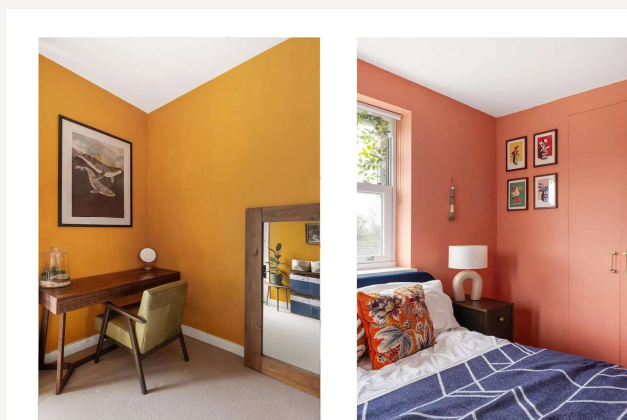
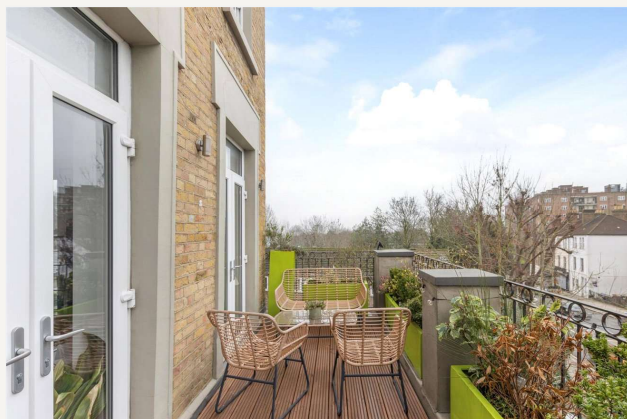


The apartment features a bright and spacious open-plan kitchen and reception room with ample space for dining, ideal for both everyday living and entertaining. Two sets of full-height patio doors flood the space with natural light and open directly onto a large private balcony, creating a fantastic indoor–outdoor feel.

Both bedrooms are well proportioned, complemented by a sleek contemporary four-piece bathroom with a spa-like finish. Further benefits include a dedicated off-street parking space within a private gated garden area, as well as secure bike storage.

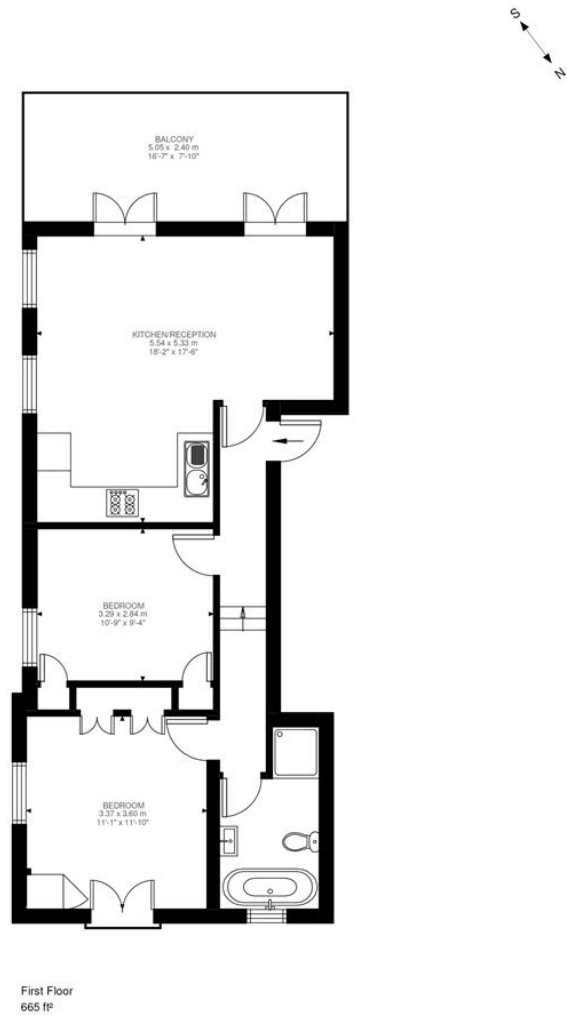
Perfectly positioned close to Crystal Palace Park — currently undergoing major improvements and set to be a standout green space by late summer — and within easy reach of popular local favourites such as Douglas Fir and Chatsworth Bakehouse.





MATERIAL INFO

Tenure: Share of Freehold
Term: 988 year and 11 months
Service Charge: £850 per annum
Ground Rent: £ 0
Council Tax Band: C
EPC rating: C



Anerley Road, SE20
Approximate Gross Internal Area
61.76 SQ.M / 665 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	70 C	
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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