



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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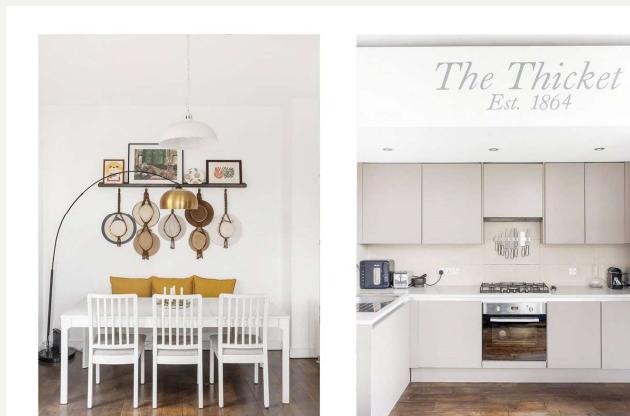
for every step...



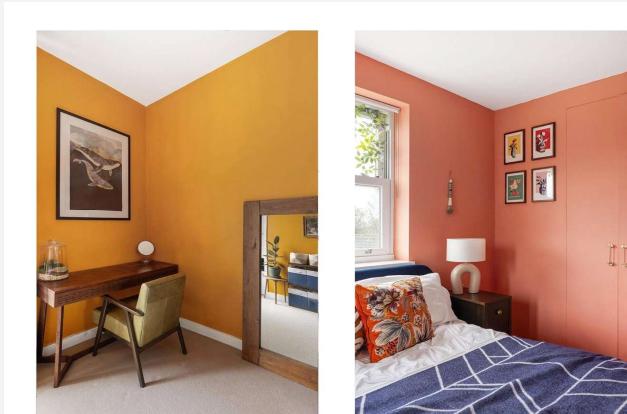
The apartment features a bright and spacious open-plan kitchen and reception room with ample space for dining, ideal for both everyday living and entertaining. Two sets of full-height patio doors flood the space with natural light and open directly onto a large private balcony, creating a fantastic indoor–outdoor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

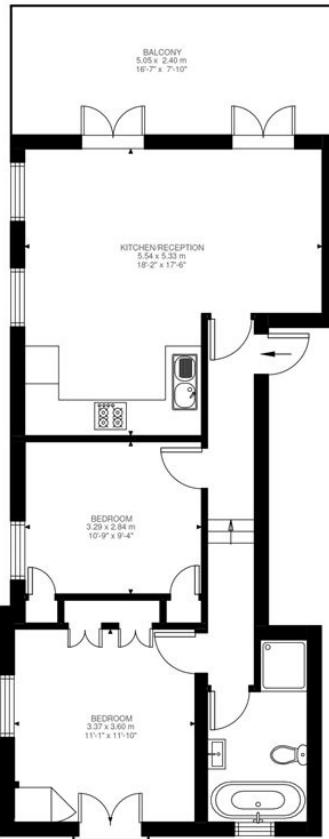


*The Thicket*  
Est. 1864



## MATERIAL INFO

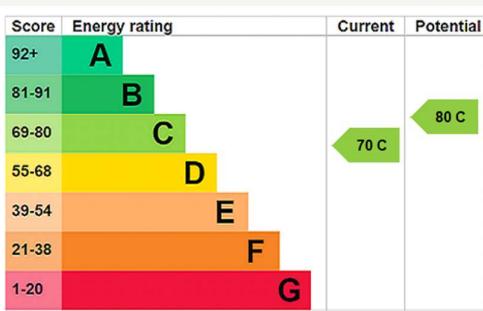
**Tenure:** Share of Freehold  
**Term:** 988 year and 11 months  
**Service Charge:** £850 per annum  
**Ground Rent:** £ 0  
**Council Tax Band:** C  
**EPC rating:** C



First Floor  
665 ft<sup>2</sup>

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.



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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