



## Anerley Park, SE20

£235,000 *Leasehold*



This one-bedroom flat is situated in a well-maintained period conversion a stone's throw from Crystal Palace Park and close to excellent transport links.

### KEY FEATURES

- Leasehold
- 1 generous bedroom
- Large reception room
- Moments from Penge West, Penge East, Crystal Palace stations
- 5 minutes to Crystal Palace Park
- Council Tax Band B



**Crystal Palace**

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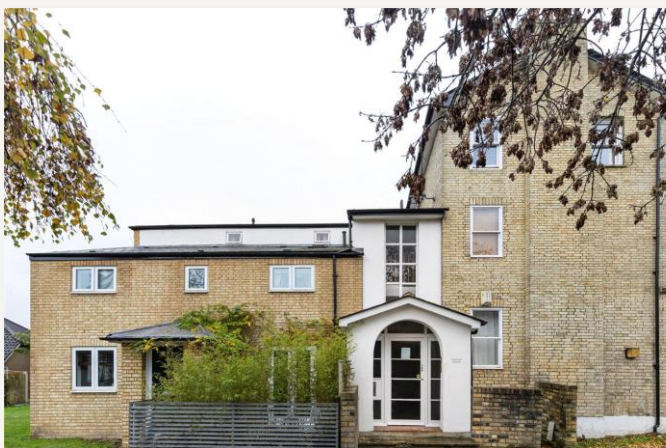
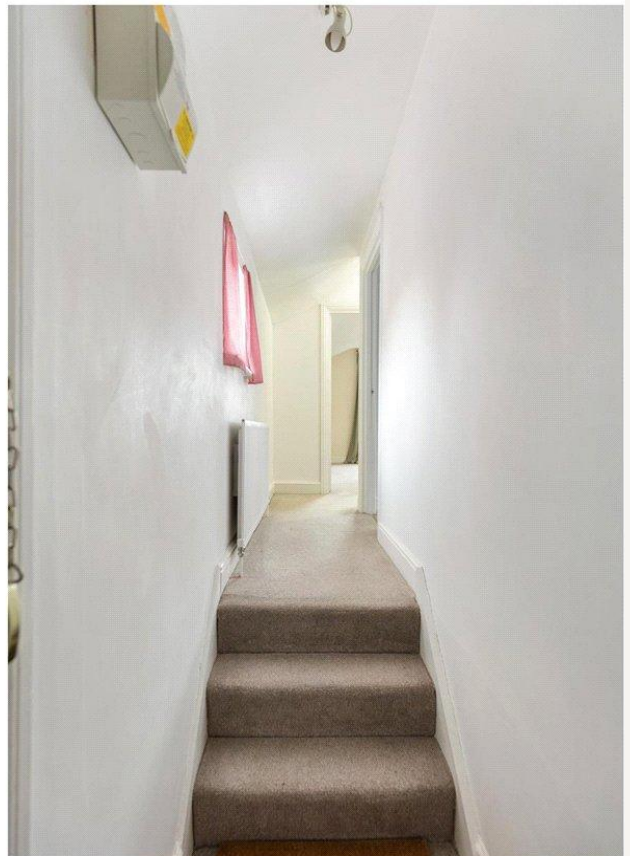
for every step...



The property comprises; 1 generous bedroom with an abundance of natural light, a large reception room, bathroom, and a separate kitchen. The property benefits from an allocated parking space and its great location.

With less than a 5-minute walk to Penge West, Anerley, and Crystal Palace stations, the property is perfect for those needing a reliable commute into central. With Crystal Palace Park so close by, residents have the lovely green space to enjoy, as well as the local amenities near the Crystal Palace Triangle.





## MATERIAL INFO

**Tenure:** Leasehold

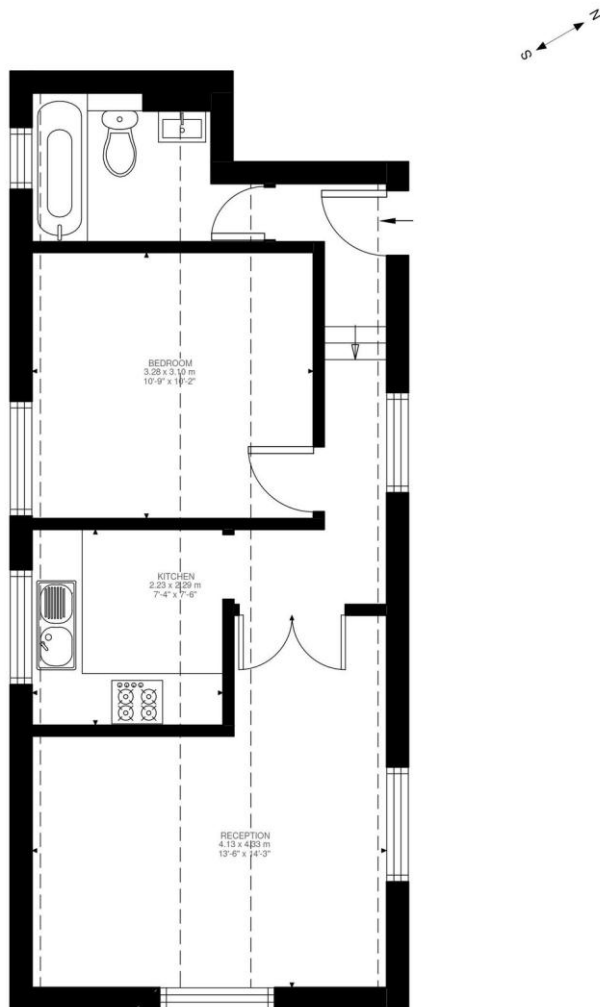
**Term:** 87 year and 1 months

**Service Charge:** £1656 per annum

**Ground Rent:** £542 Annually (subject to increase)

**Council Tax Band:** B

**EPC rating:** D

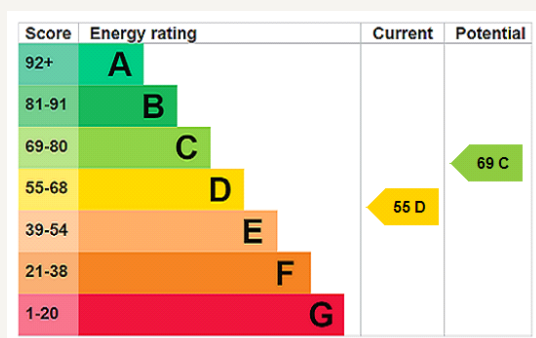


Second Floor  
449 ft<sup>2</sup>

Anerley Park, SE20  
Approximate Gross Internal Area  
41.70 SQ.M / 449 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

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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