



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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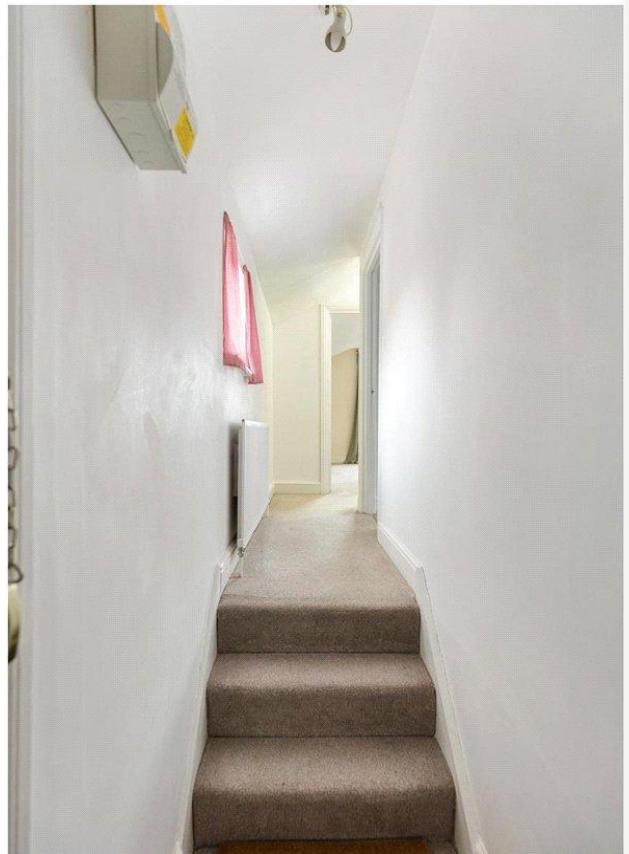
for every step...



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

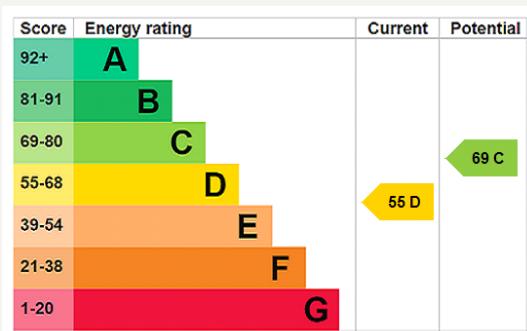
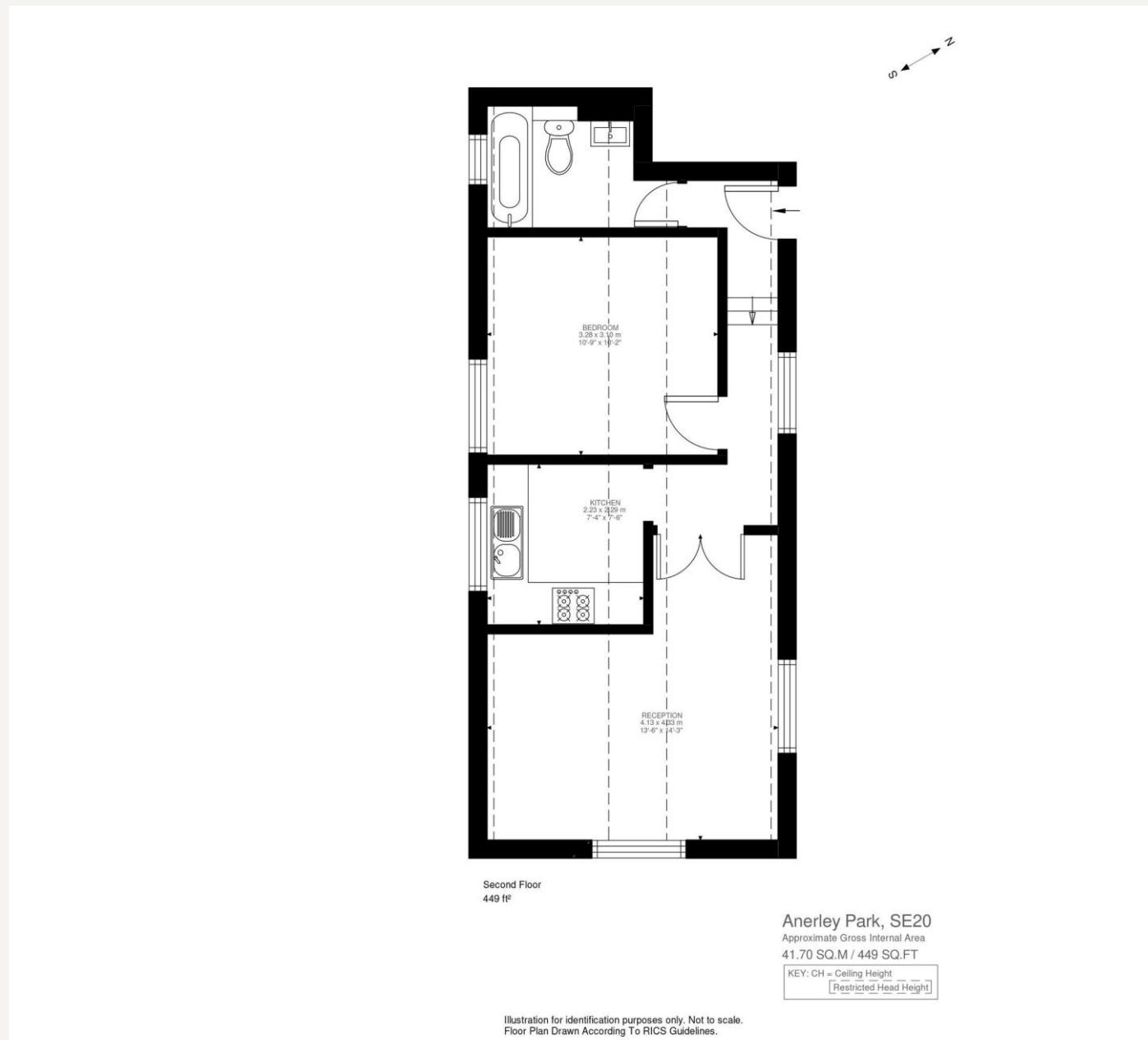
**Term:** 87 year and 1 months

**Service Charge:** £1656 per annum

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

**Council Tax Band:** B

**EPC rating:** D



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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