



Marshall Court, London, SE20

GP £300,000 - £325,000 *Leasehold*



****Guide Price: £300,000 - £325,000****

Situated on the popular Anerley Park, SE19, this well presented one-bedroom first floor flat offers bright and comfortable living in a highly convenient location.

The property features a spacious open-plan kitchen and reception room, creating a practical and sociable living space. A private balcony is accessed from the reception area, providing useful

KEY FEATURES

- Chain Free!
- First Floor Flat
- One Double Bedroom
- Open-Plan Kitchen/Reception
- Private Balcony
- Allocated Parking To The Rear
- Excellent Transport Links
- Convenient Location



Crystal Palace
02038693222 | crystalpalace@winkworth.co.uk

Winkworth

for every step...

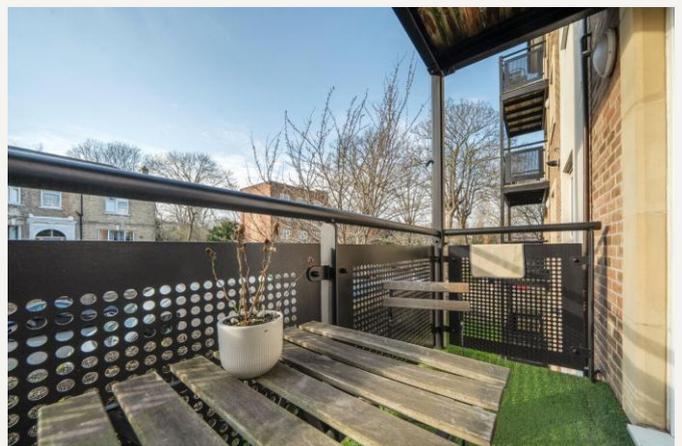


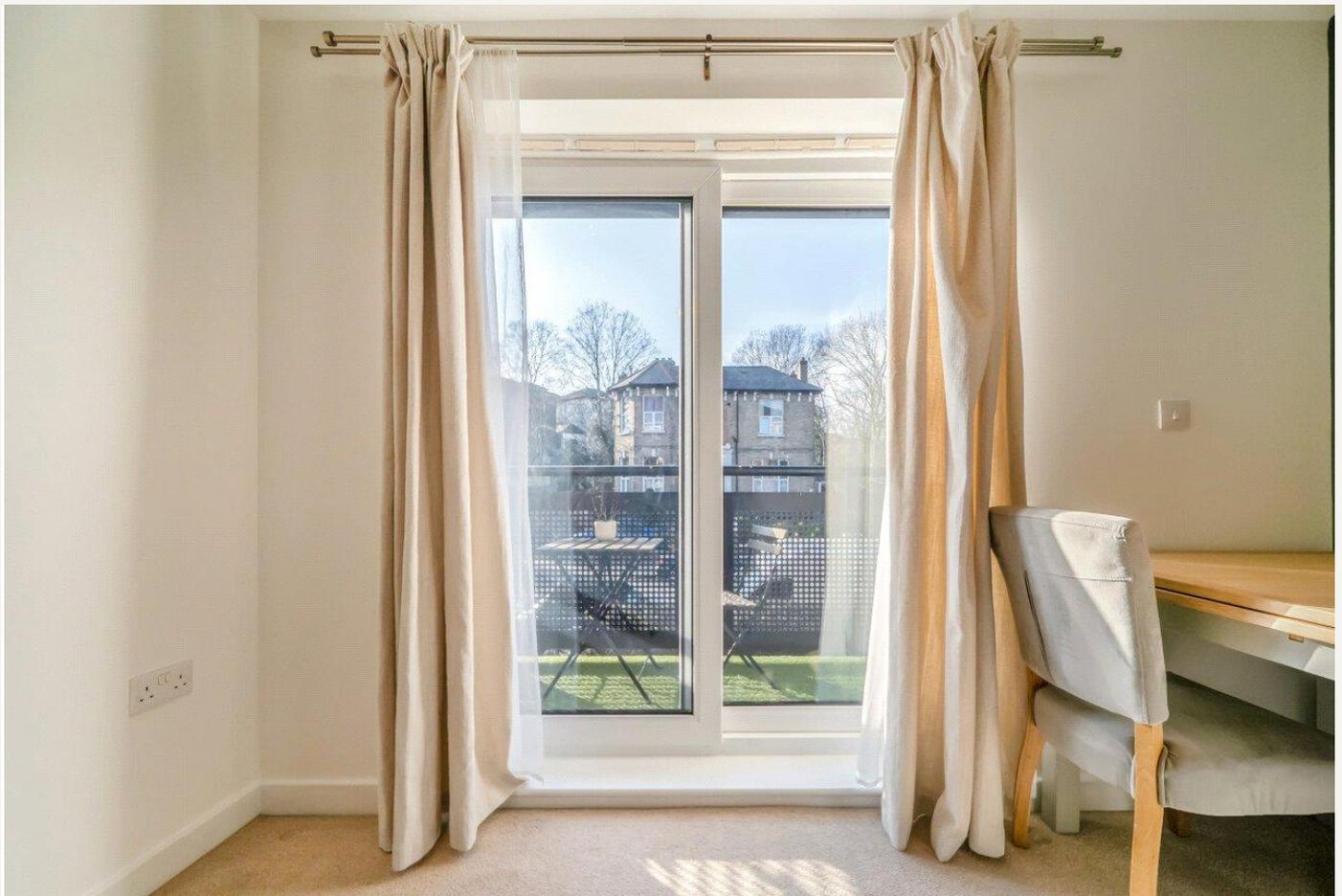
outdoor space. The flat further comprises a generous double bedroom and a modern three-piece bathroom suite. Having been recently renovated and with a boiler still in warranty, the property is offered in excellent condition throughout and is ready to move into.

An additional benefit is allocated parking to the rear of the building

Anerley Park is ideally located for a range of local amenities. The vibrant Crystal Palace Triangle is nearby, offering a variety of cafés, restaurants, bars and shops. The open green spaces of Crystal Palace Park are also within easy reach. Excellent transport links are available via Anerley Station, Crystal Palace Station and Penge West Station, providing convenient access into Central London and surrounding areas.

This property would make an ideal first-time purchase or investment opportunity.





MATERIAL INFO

Tenure: Leasehold

Term: 138 Years

Service Charge: £1744.88 per annum

Ground Rent: £ 250 Annually (subject to increase)

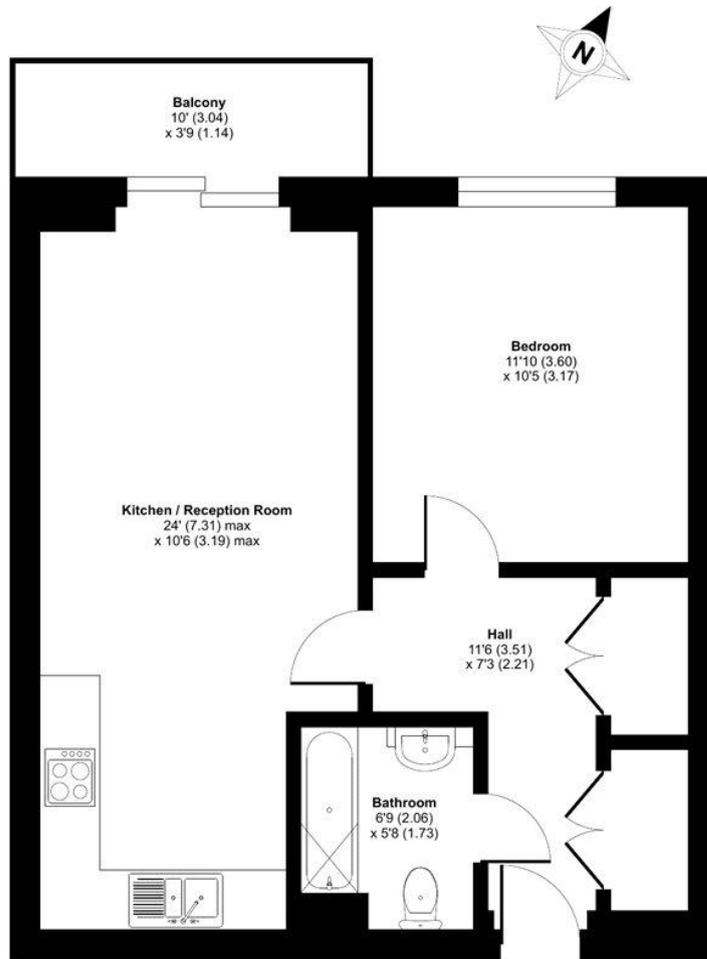
Council Tax Band: C

EPC rating: B

Anerley Park, London, SE20

Approximate Area = 512 sq ft / 47.5 sq m

For identification only - Not to scale



FIRST 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: 1421597

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	81 B
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.

Crystal Palace

02038693222 | crystalpalace@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.