



## Annsworthy Crescent, SE25

£635,000 *Freehold*



Winkworth is pleased to offer to the market this spacious 4-bedroom house with a large private garden, outdoor decking, prime park-side location and loft extension with panoramic views across London.

The property consists of 3 bright and airy double bedrooms (one ensuite), 1 single (currently used as an office), a large kitchen, separate living room, and an expansive conservatory.

### KEY FEATURES

- Amazing panoramic views across London
- Parkside location
- Large private garden
- Loft conversion and ensuite master bedroom (with excellent views)
- Full of character

• Large downstairs bathroom / utility room



**Crystal Palace**

02038693222 | [crystalpalace@winkworth.co.uk](mailto:crystalpalace@winkworth.co.uk)



There are 3 bathrooms, one featuring a freestanding bath. The property benefits from a generous private garden with raised decking, perfect for hosting and entertaining.

Annsworthy Crescent is ideally situated overlooking the beautiful Oak Woodland of Grangewood Park. In walking distance to Thornton Heath Train Station and amenities, the property is also just a mile from the bustling hub of independent shops, pubs and restaurants of Crystal Palace Triangle. A mile in the other direction is Norwood Junction, with fast services to London Bridge (12 minutes). The house is within the catchment of a number of desirable primary schools.





## MATERIAL INFO

**Tenure:** Freehold  
**EPC rating:** D

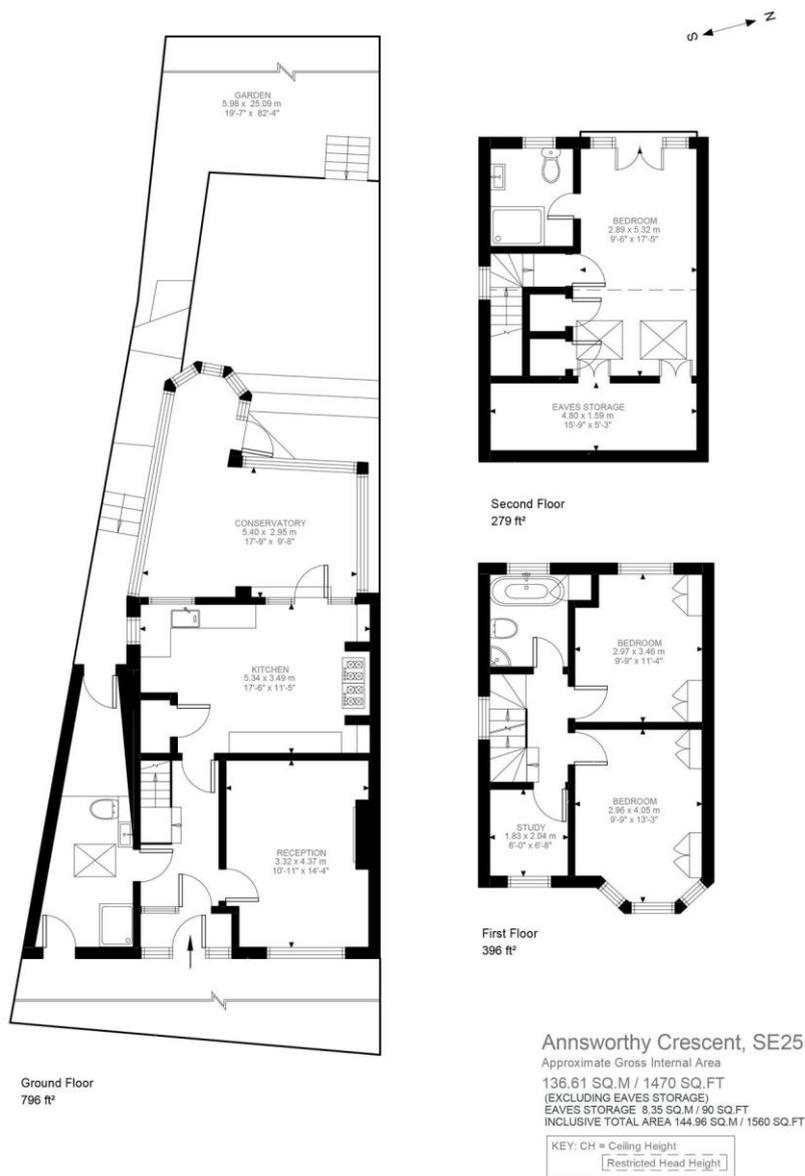


Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 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