



## Worcester Close, SE20

£400,000 *Leasehold*

Located in the ever-popular Worcester Close, this beautifully presented two double bedrooms, two-bathroom apartment offers stylish and contemporary living within a well-maintained modern development.

The property is finished to a high standard throughout and comprises a welcoming entrance hallway with excellent built-in storage, a spacious open-plan kitchen and reception room providing ample space for dining and entertaining, and direct access onto a private balcony.



### KEY FEATURES

- Leasehold
- Two Double Bedrooms
- Two Bathrooms
- Spacious open plan Kitchen & Reception
- Two Balconies
- Underground Parking Space
- Great Location



Crystal Palace

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The principal bedroom benefits from fitted wardrobes, a modern en-suite shower room, and direct access to a second private balcony. A further generous double bedroom and a sleek family bathroom complete the accommodation.

Additional features include lift access, well-maintained communal gardens, and one allocated private underground parking space.

Ideally positioned for excellent transport links, the property is conveniently located for both Crystal Palace and Anerley stations, providing fast and frequent services into Central London. The green open spaces of Crystal Palace Park are just a short walk away, while the vibrant Crystal Palace Triangle offers an excellent selection of independent shops, cafés, bars, and restaurants.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 113 years

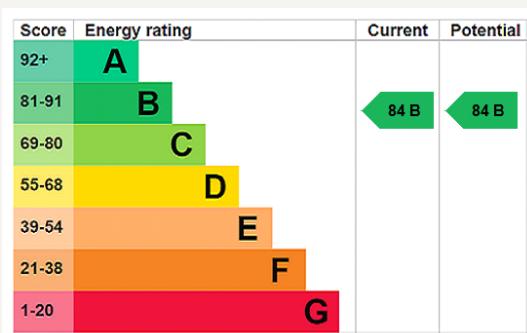
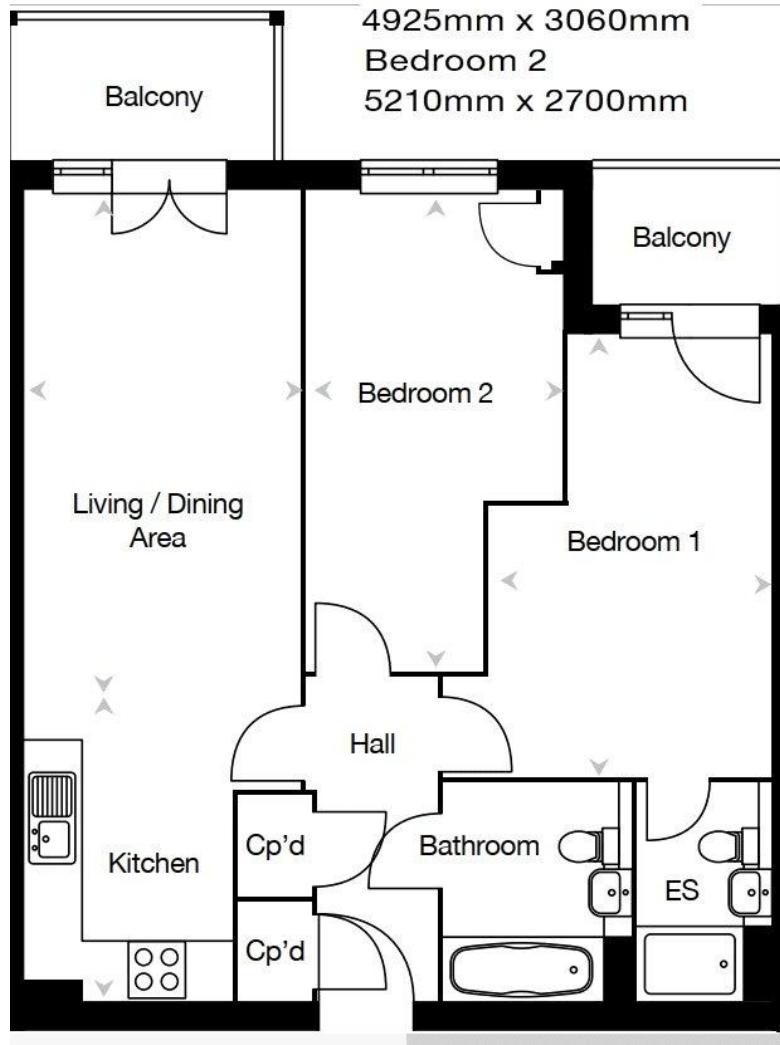
**Service Charge:** £1900 per annum

**Ground Rent:** £ 365 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** B

Living/Dining Area  
 5535mm x 2900mm  
 Kitchen  
 3250mm x 2135mm  
 Bedroom 1  
 4925mm x 3060mm  
 Bedroom 2  
 5210mm x 2700mm



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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