



Worcester Close, SE20 | £300,000

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# In General

- One bedroom apartment
- Lift
- Balcony
- Quiet location
- 30 ft reception room
- 19 ft bedroom
- Moments from Crystal Palace Park
- Close to Crystal Palace and Anerley stations

# In Detail

A well presented one bedroom purpose built apartment positioned within a sought after modern development, well placed for excellent transport links and Crystal Palace Park.

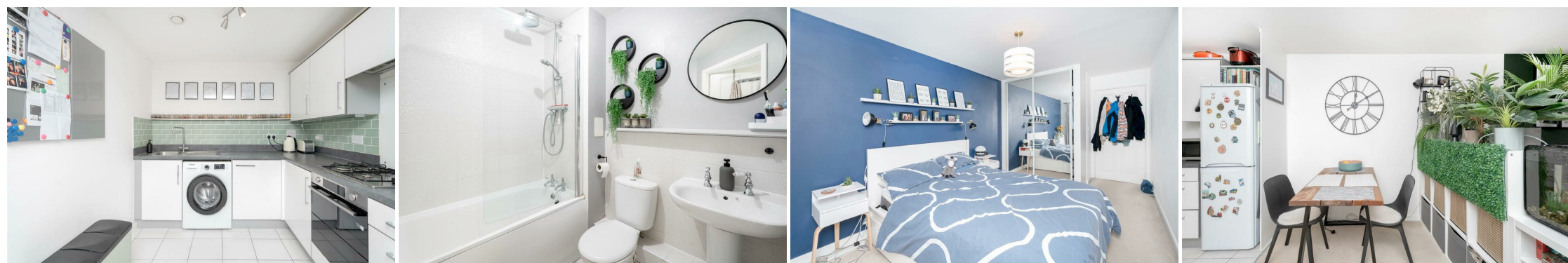
Providing an ideal opportunity as a first time or investment purchase, this light and bright accommodation offers generous proportions and a hassle-free new home. Notable features include a socially open-plan 30ft reception modern kitchen, direct access to a sunny balcony, a 19ft bedroom, fitted hallway storage, a solar boiler which reduces utility bills, and a long lease.

This development is convenient for access to both Crystal Palace and Anerley rail links (30 mins to Victoria, London Bridge and Shoreditch), also various nearby amenities on Anerley Parade, or centrally at the Crystal Palace Triangle.

These properties are usually popular for their size and quiet, yet convenient location.

No onward chain.

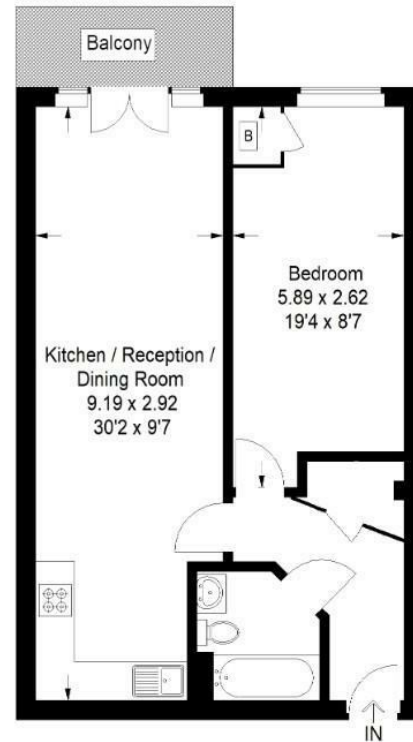
EPC: B | Council Tax Band: C | Lease: 115 Years remaining | SC: £3,707.66pa | GR: £250pa | BI: TBC



# Floorplan

## Worcester Close, SE20

Approximate Gross Internal Area  
52.9 sq m / 569 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	