



Worcester Close, SE20 | Guide Price £275,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



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

Guide price £275,000 - £300,000

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.

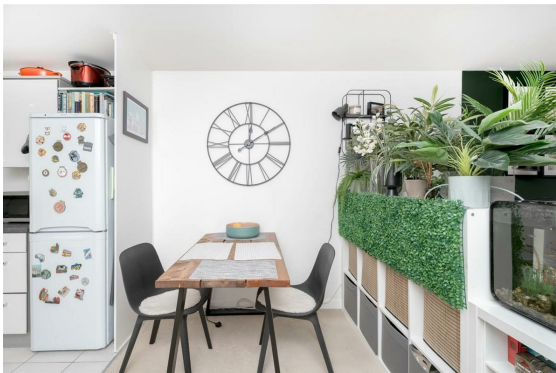
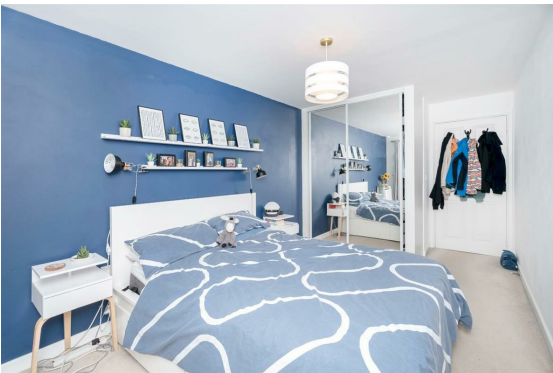
Providing an ideal opportunity as a first time or investment purchase, this light and bright accommodation offers generous proportions and a hassle-free new home. Notable features include a socially open-plan 30ft reception modern kitchen, direct access to a sunny balcony, a 19ft bedroom, fitted hallway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

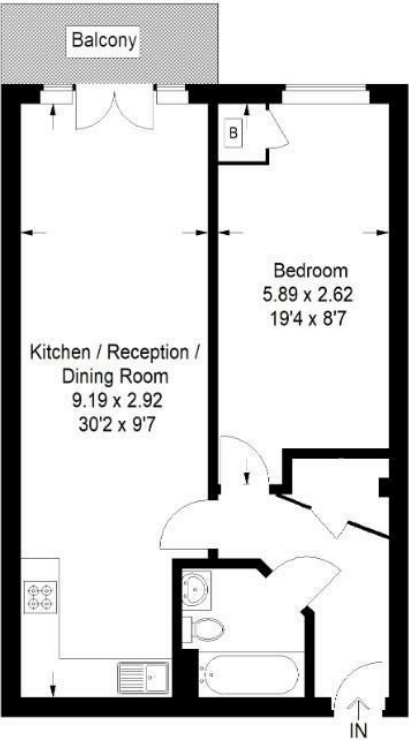
EPC: B | Council Tax Band: C | L:ease: 115 Years remaining | SC: £2,300.00pa | GR: £250pa | BI: TBC



Floorplan

Worcester Close, SE20

Approximate Gross Internal Area
52.9 sq m / 569 sq ft



Copyright www.pedderproperty.com ©
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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
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		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.