



Anerley Road, SE20 | Offers Over £650,000

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# In General

- 1382 sq ft / 128.4 sq m
- No onward chain
- Convenient location
- Three bedrooms
- Large communal garden
- Fresh, neutral decor
- Attractive Victorian building

# In Detail

A very generously proportioned three bedroom period conversion forming part of an attractive Victorian building which is well placed for transport links and amenities.

This spacious property extends to 1382 sq ft / 128.4 sq m and comprises the entire first floor, boasting light, bright and freshly decorated accommodation which is ready for a new owner to put their own stamp on. The reception room is 21ft and includes a sunny sash bay window and a feature fireplace, whilst all bedrooms are of a double proportion. A separate shower room compliments the main bathroom and is ideal for busy households. Further benefits include a large communal rear garden, a share of the freehold, and residents off street parking.

This location works well for multiple transport links including Anerley, Elmers End, and Penge East and West rail stations. Also, Crystal Palace Park and various walkable amenities.

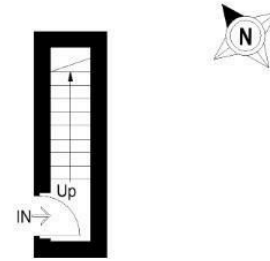
EPC: D | Council Tax Band: D | Lease: 100 years remaining | SC: £1,680 | GR: £100 | BI: TBC



# Floorplan

**Anerley Road, SE20**

Approximate Gross Internal Area  
128.4 sq m / 1382 sq ft



**Ground Floor**



**First Floor**

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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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) <b>A</b>	67
81-101) <b>B</b>	
69-80) <b>C</b>	
55-68) <b>D</b>	
39-54) <b>E</b>	
21-38) <b>F</b>	
1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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