



Versailles Road, SE20 | Guide Price £280,000

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# In General

- No onward chain
- Fresh decor
- Popular, quiet road
- Nearby multiple transport links
- Top floor

# In Detail

\*Guide price £280,000 - £300,000\*

A fresh and inviting one bedroom top floor period conversion positioned on a popular residential road moments from Anerley rail station and Crystal Palace Park.

This light and bright accommodation is immediately ready to enjoy for any new owner and offers excellent contemporary grey carpets throughout, a modern new kitchen and bathroom, replacement windows, a pleasant rear outlook, no onward chain, and a long lease.

This location is not only well placed for bus and rail links, but also multiple nearby amenities and is within proximity to the Triangle at central Crystal Palace.

EPC: C | Council Tax Band: B | Lease: 120 years remaining | SC: £263.18 pm | GR: £150 pa | BI: Incl. in SC



# Floorplan

Versailles Road, SE20

Approximate Gross Internal Area  
43.0 sq m / 463 sq ft



## Third Floor

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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		70	75
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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