



Anerley Hill, SE19 | Guide Price £475,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Two bedroom Victorian conversion
- Private entrance
- Private outside space plus a communal garden
- A share of the freehold
- Moments from the station and the Triangle
- Utility room
- Separate WC

In Detail

Guide price £475,000 - £500,000.

A well presented two bedroom garden flat with a share of freehold, offering bright, well-balanced accommodation and the rare advantage of direct access to both a private patio and a large communal garden. Ideally positioned opposite Crystal Palace Park and just moments from Crystal Palace Station and the Triangle.

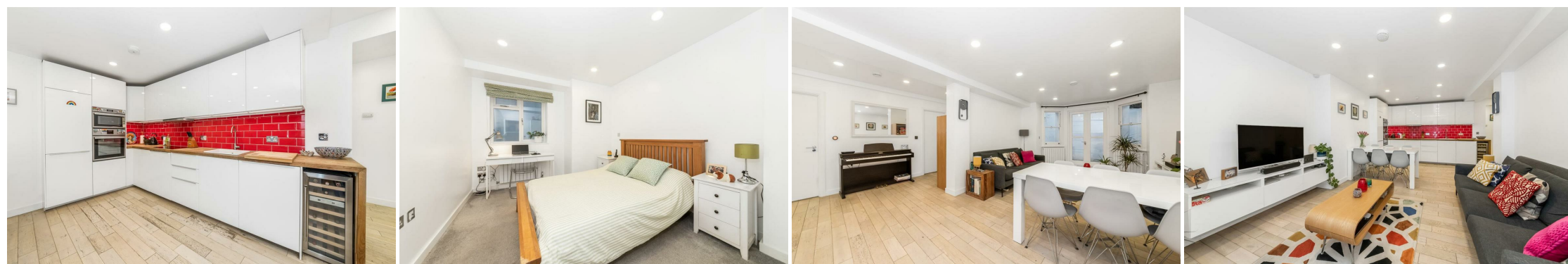
The flat centres around a spacious open-plan kitchen and reception room, providing excellent space for dining and entertaining. The kitchen is fitted with white cabinetry, wooden worktops, red metro tile splashbacks, and a full range of integrated appliances.

Both bedrooms are generous doubles. The principal bedroom opens directly onto the patio via French doors, while the second bedroom is well suited to guests, a home office, or flexible use. The bathroom is finished in a clean, modern style with a full-sized bath and overhead shower, complemented by a separate WC and a dedicated utility area.

Outside, the private patio offers a pleasant extension of the living space, with access to a substantial communal garden and Crystal Palace Park directly opposite.

Anerley Hill provides immediate access to Crystal Palace Park's 200 acres of green space and recreational facilities. Crystal Palace Station is approximately a four-minute walk, offering Overground services and direct trains to London Bridge and Victoria. The Triangle is moments away, with a strong selection of independent shops, cafés, restaurants, cinema, and local amenities, all contributing to the area's popular village feel.

EPC: C | Council Tax Band: B | Lease: 989 Years remaining | SC: £100pcm | BI: TBC




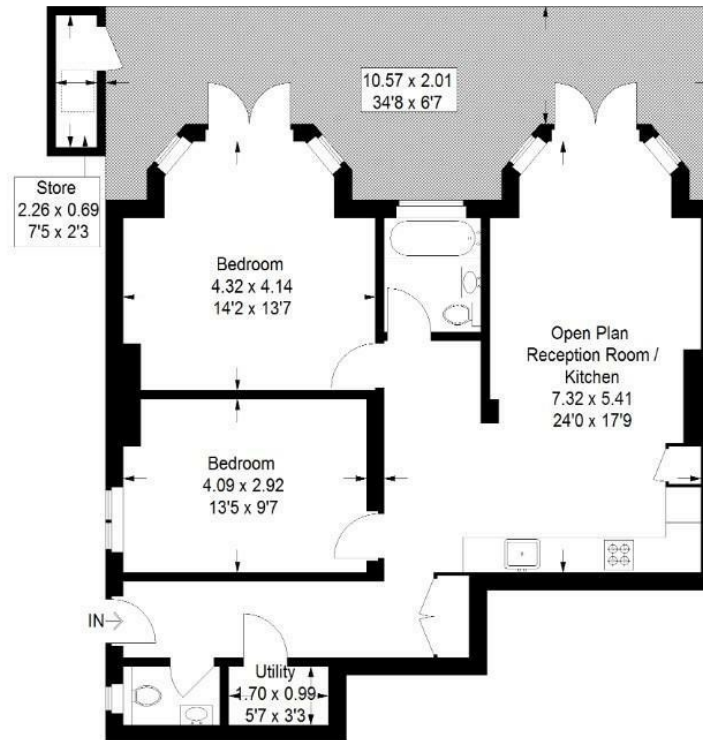
Floorplan

Anerley Hill, SE19

Approximate Gross Internal Area
(Excluding Store)
79.5 sq m / 856 sq ft

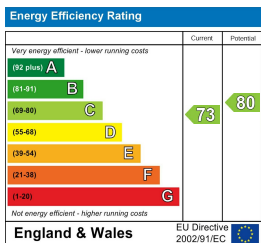


 = Reduced headroom below 1.5 m / 5'0"



Basement Level

Copyright www.pedderproperty.com © 2026
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.



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.