



Anerley Park | London, SE20 8NZ



Asking Price £295,000 To be advised

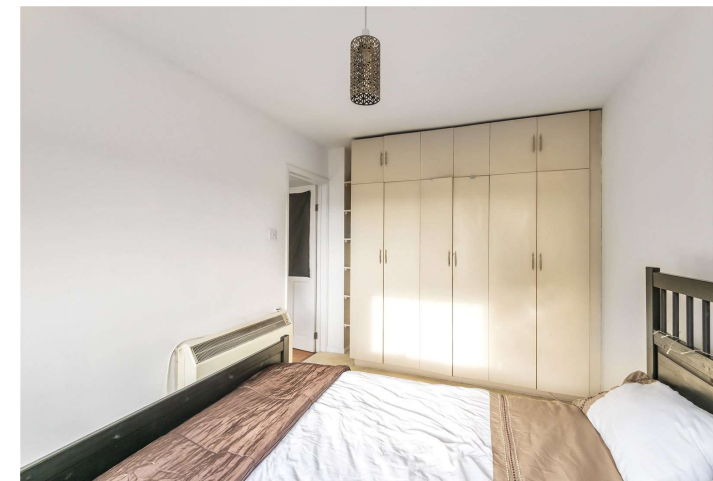
**ROBINSON-JACKSON**  
Our service will *move* you

# Anerley Park, London

Robinson Jackson are delighted to present this fantastic second floor modern purpose built flat, centrally located between Anerley and Crystal Palace, offered chain free

## Property Features

- Council Tax: B
- EPC Rating: D
- One Double Bedroom
- Modern Purpose Built Flat
- Chain Free
- Leasehold
- Long Lease
- Second Floor
- Residents Parking
- Communal Garden
- Double Glazing
- Parquet Flooring Where Stated
- Entry Phone



## Interior

### Communal Entrance

**Lounge** Double glazed windows to the rear, parquet flooring, radiator

**Kitchen** Double glazed windows to side, range of wall and base units, laminate work surface, sink with drainer, integrated oven, remaining fridge freezer, space for washing machine, laminate flooring, radiator

**Master Bedroom** Double glazed windows to rear, built in wardrobes, carpet, radiator

**Bathroom** Panelled bath, built in electric shower, wash hand basin, low flush wc, tiled flooring, heated towel rail

## Exterior

Residents parking

Communal garden

## To be advised Information

Time remaining on lease: 102 years (approx.)

Ground Rent: £150 per annum

Service Charge: £1,200 per annum

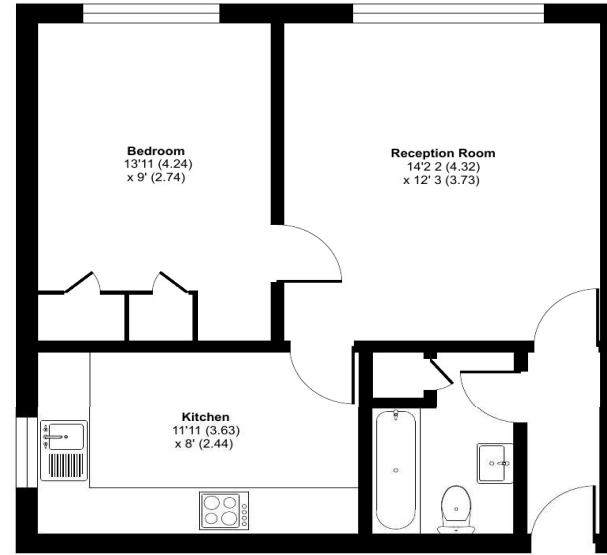
## Additional Information

Excellent location for Penge West Station

Conveniently located for local high street shops and amenities and Crystal Palace Park



Approximate Area = 488 sq ft / 45 sq m  
For identification only - Not to scale



SECOND FLOOR



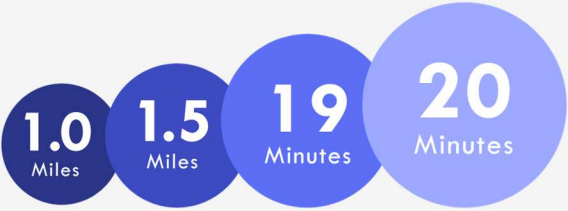
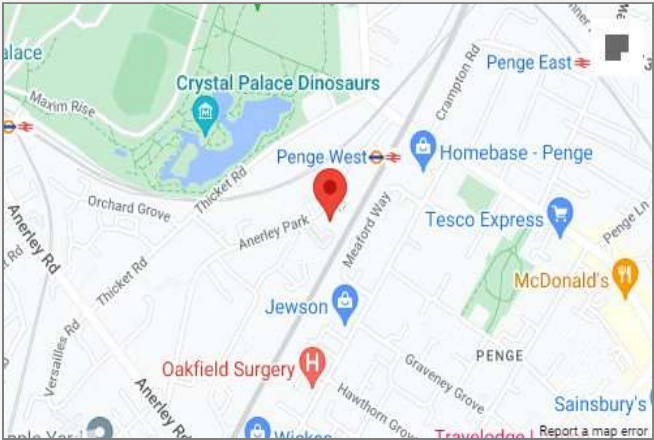
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Robinson Jackson.





## Property Location

Anerley Park, London, SE20 8NZ



Horniman Museum & Gardens    Crystal Palace    Canada Water Station    Train to London Bridge

\*All distances from branch postcode. Train time from nearest station.

## FOR MORE INFORMATION CONTACT US TODAY.

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