



Anerley Park, SE20 | £2,900 Per Calendar Month

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# In General

- Four bedroom semi-detached house
- Contemporary kitchen / diner
- Under floor heating
- En suite shower room
- Off street parking available
- Close to Penge West station
- Close to Crystal Palace Park
- Available April
- Unfurnished
- Ideal for a family

# In Detail

An exceptionally well presented light and bright four bedroom semi-detached house positioned on a highly regarded road moments from Crystal Palace Park available to let.

The property was build complete approximately nine years ago and offers flexible accommodation arranged over three levels, which could be ideal for the demands of a modern lifestyle.

A carefully considered specification includes under floor heating and a generous kitchen / diner with lots of storage, integrated appliances, an island bar, and granite surfaces. The property benefits from loft storage. Also, touches such as heated mirrors in the en suite shower room and family bathroom, solid oak flooring, and two Juliette balconies in the first floor reception room. All bedrooms are of double proportion with a particularly generous master (with fitted storage) and a flexible fourth which currently serves as a sizeable home office.

Cost or energy conscious tenants will be pleased to note that there is a B rating for the EPC and, as you would expect from a modern build and superb sound insulation.

Externally there is a beautifully planted, landscaped rear garden with an elevated terrace and a sunny south westerly aspect, and allocated off street parking.

Anerley Park, SE20 is convenient for multiple transport links including both Penge East / West and Crystal Palace rail, also a variety of shopping and leisure amenities, and of course 200 acres of parkland.

EPC: B | Council Tax Band: E | Offered Unfurnished | Available April | HD: £669.23 | SD: £3,346.15



# Floorplan

## Anerley Park SE20

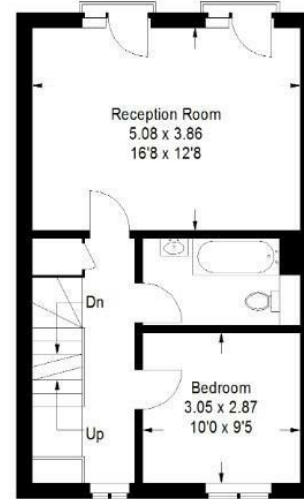
Approximate Gross Internal Area  
 Ground Floor = 44.6 sq m / 480 sq ft  
 First Floor = 44.6 sq m / 479 sq ft  
 Second Floor = 37.0 sq m / 398 sq ft  
 Total = 126.1 sq m / 1357 sq ft



Ground Floor



Second Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

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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		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			91
81-101) B		81	
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	

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