



Anerley Park, SE20 | £330,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- First floor period conversion
- Fresh, neutral decor
- 17ft reception with a large shuttered bay
- Stripped wood flooring throughout
- No onward chain
- A share of the freehold
- Close to Crystal Palace Park
- Neat communal rear garden

In Detail

A light filled and stylishly presented one bedroom first-floor period conversion, ideally positioned for excellent transport links and the open spaces of Crystal Palace Park.

This characterful home features a generous 17ft reception room with high ceilings and a full-height bay window fitted with shutters, providing an abundance of natural light and ample space for both living and dining. Stripped wood flooring and fresh, neutral decor run throughout the accommodation, creating a bright and welcoming atmosphere. The separate kitchen is well proportioned and offers excellent preparation and storage space.

Further benefits include fitted storage in both the bedroom and hallway, a share of the freehold, and no onward chain.

Externally, residents can enjoy a pleasant communal garden surrounded by mature greenery, offering a peaceful outdoor retreat.

Anerley Park is a wide, tree-lined residential road, conveniently located for access to Crystal Palace, Anerley, and Penge East and Penge West stations. A wide range of local shops, cafés, restaurants and leisure amenities can be found in central Crystal Palace, along Anerley Parade, and on the High Street. The historic Crystal Palace Park is also just a short walk away and hosts a variety of events throughout the year, including a popular weekly food market.

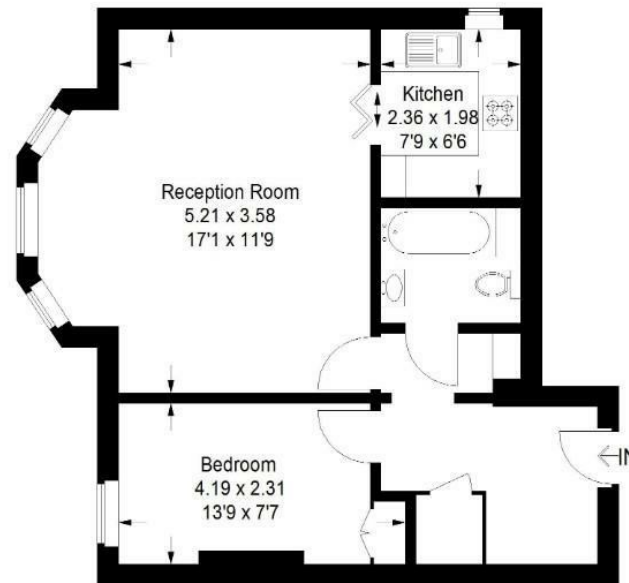
EPC: C | Council Tax band: B | Lease: 977 years remaining | SC: £250pcm | GR: Peppercorn | BI: Inc in SC



Floorplan

Anerley Park, SE20

Approximate Gross Internal Area
49.8 sq m / 536 sq ft



First Floor

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		70	80
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		