



## Flat 2 5 Anerley Station Road , SE20 8FD

**Offers In Excess Of £270,000**

Nestled in the heart of Anerley Station Road, SE20, Penge, this charming flat offers a delightful living space for those seeking comfort and convenience. Boasting a reception room perfect for entertaining guests, two cosy bedrooms for peaceful slumber, and a generous sized bathroom for relaxation, this property is ideal for individuals or small families.

Built between 1980-1989, this flat exudes a timeless appeal with a touch of contemporary flair. The allocated secure parking ensures your vehicle is safe and sound, while the added bonus of a balcony allows you to enjoy a breath of fresh air without leaving the comfort of your home.

Situated on the ground floor, this flat offers easy access and convenience. The open plan kitchen and reception area create a seamless flow, perfect for both everyday living and hosting gatherings. Additionally, being within walking distance from Anerley Park Station, commuting is a breeze for those working or exploring the city.

Don't miss the opportunity to make this charming flat your new home sweet home in the vibrant neighbourhood of Penge.

Bromley Council Tax Band D £1,850 per annum

Leasehold

Lease 108 years

Service Charges £2,000 per annum

Ground Rent £125 per annum

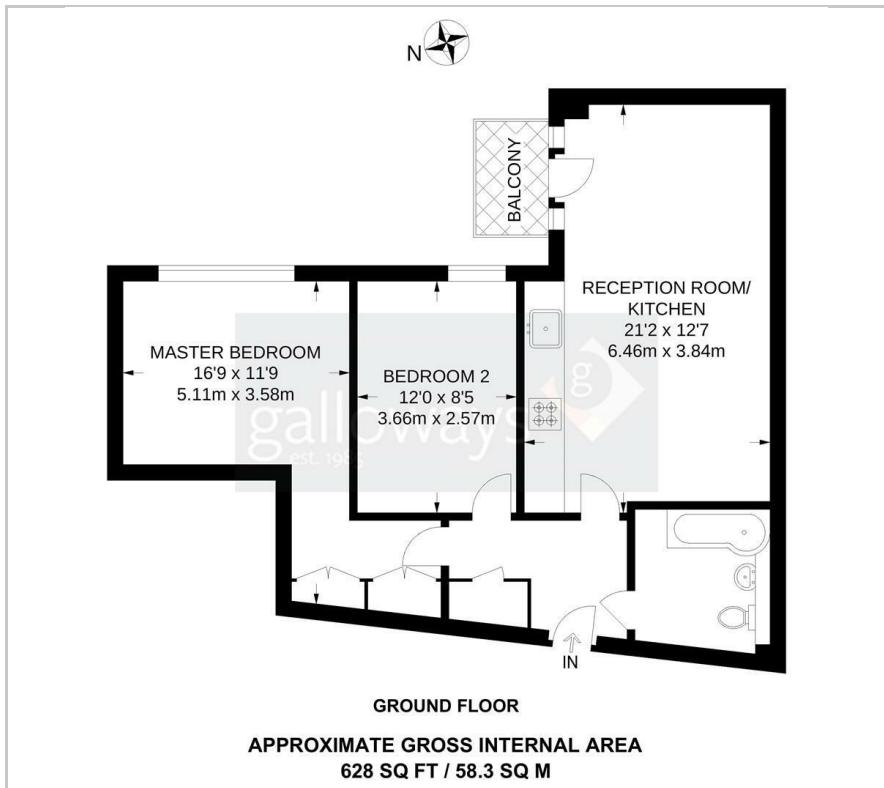
### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- TWO DOUBLE BEDROOMS
- CHAIN FREE
- GROUND FLOOR
- BALCONY
- SECURE ALLOCATED PARKING
- PURPOSE BUILT
- DOUBLE GLAZING
- 1 MINUTE WALK TO ANERLEY STATION
- 0.9 MILES TO CRYSTAL PALACE PARK
- (ALL DISTANCES ESTIMATED BY GOOGLE MAPS)



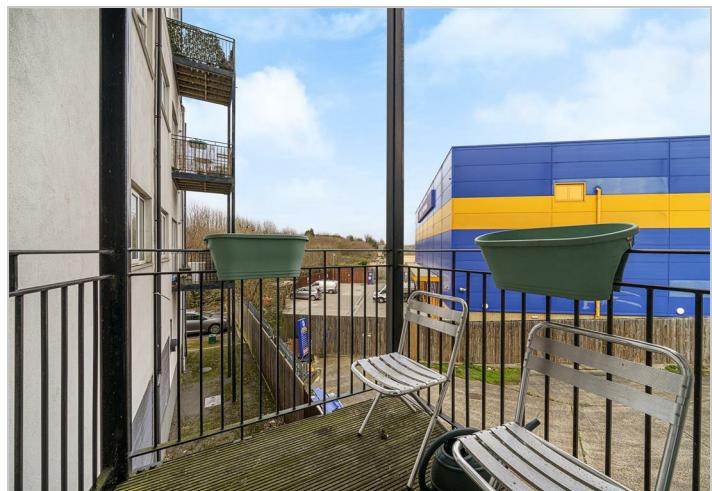
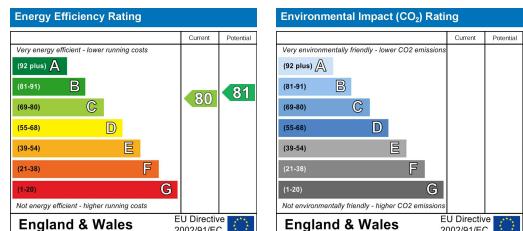
## Floor Plan



## Area Map



## Energy Efficiency Graph



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