



## 95 Anerley Road

London, SE20 8AP

**Asking Price £300,000**

Galloways are delighted to present to the market this fantastic-sized flat, nestled within a charming period conversion on Anerley Road, London, SE20 offering a delightful blend of character and contemporary living.

Step into this one-bedroom gem and be greeted by the timeless elegance of high ceilings, a hallmark feature of period architecture. The airy and light-filled living space creates a sense of openness, providing a welcoming ambiance from the moment you enter. You also have access to a large communal rear garden.

Situated in the heart of Anerley, this property enjoys easy access to a wealth of amenities, including local shops, eateries, and green spaces. With excellent transport links nearby, commuting to central London and beyond is convenient and effortless.

Bromley Council Tax Band B - £1,516.00pa

Tenure: Share Of Freehold

Lease: 99 years from 25 March 1974, however, the vendor is extending the lease as part of the transaction.

Service Charge: £250.00pcm

Ground Rent: £00.00 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.

- ONE BEDROOM PERIOD CONVERSION
- SHARE OF FREEHOLD
- COMMUNAL REAR GARDEN
- HUGE RECEPTION ROOM
- HIGH CEILINGS
- NO ONGOING CHAIN
- 6 MINUTE WALK TO ANERLEY STATION
- 7 MINUTE WALK TO CRYSTAL PALACE PARK
- 13 MINUTE WALK TO PENGE WEST STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



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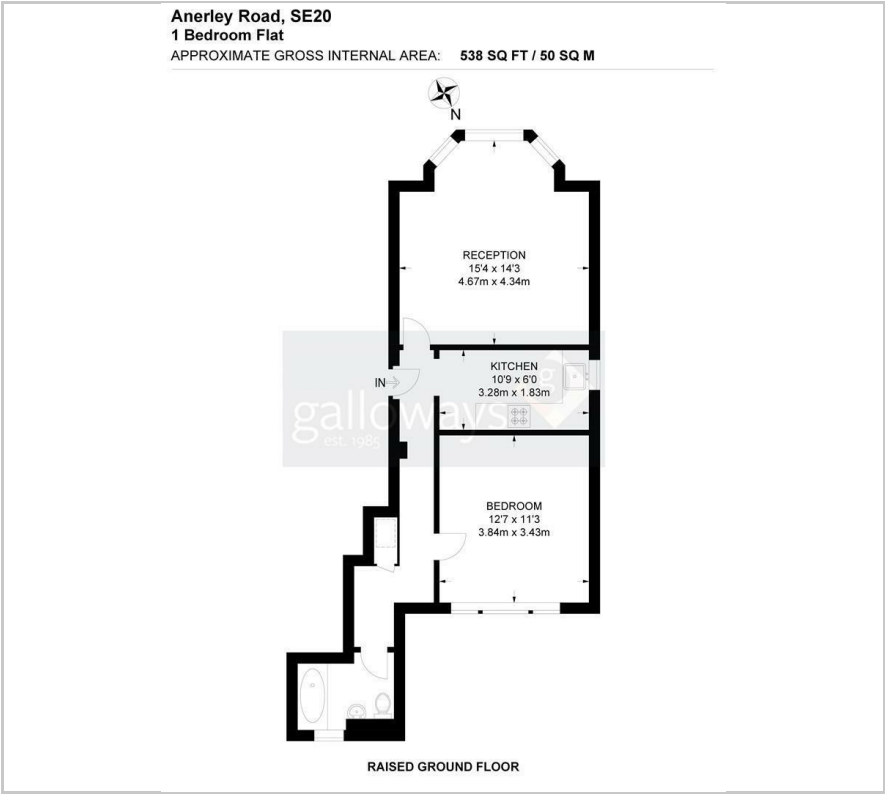
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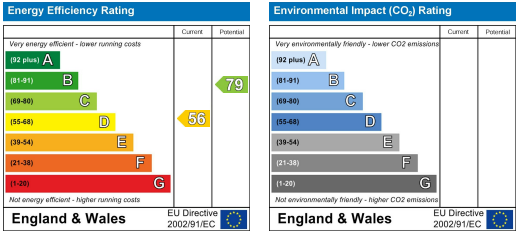
Floor Plan



Area Map



Energy Efficiency Graph



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