



ANERLEY PARK, SE20
£1,600 PER MONTH FURNISHED, PART FURNISHED

WELL PRESENTED ONE BEDROOM TOP FLOOR FLAT FOR RENT

Crystal Palace | 02038693222 | crystalpalace@winkworth.co.uk

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DESCRIPTION:

Winkworth is pleased to offer this modern one bedroom period conversion for rent on the popular Anerley Park.

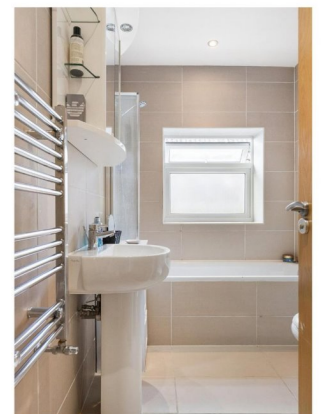
The property is located on the top floor and comprises entrance hallway and stairs, modern bathroom suite, separate fitted kitchen with integrated appliances, double bedroom with fantastic views of the skyline and reception room.

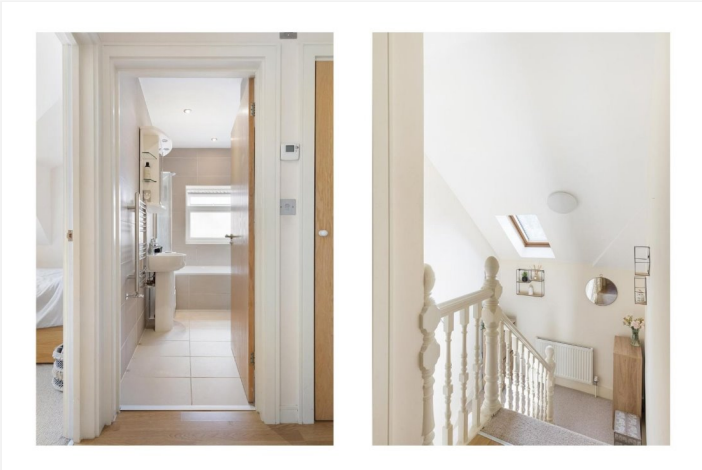
The property further benefits from great internal storage, has access to a well-maintained communal garden, if offered furnished or part furnished & available from early October.

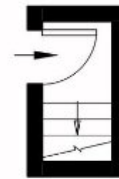
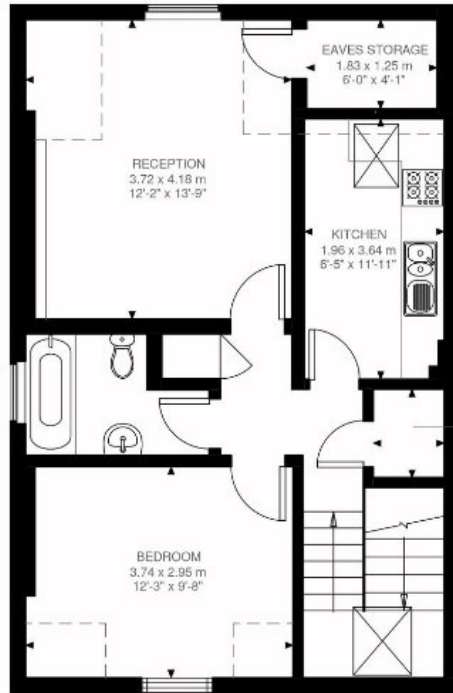
The property is ideally located close to three local stations, Penge West is 0.3 miles away, Crystal Palace is 0.5 miles & Anerley station is 0.4 miles. The open spaces of Crystal Palace Park are a short walk away as well as Crystal Palace Tringle which offers an abundance of independent shops, cafes, bars & restaurants.

AT A GLANCE

- One double bedroom
- 14' Reception room
- Separate kitchen
- Top floor flat
- Excellent condition
- Communal garden
- Period conversion
- Furnished or part furnished
- Available early October







Entrance To Second Floor
21 ft²

Second Floor
550 ft²

Anerley Park, SE20

Approximate Gross Internal Area
52.98 SQ.M / 570 SQ.FT
(EXCLUDING EAVES STORAGE)
EAVES STORAGE 2.81 SQ.M / 30 SQ.FT
INCLUSIVE TOTAL AREA 55.79 SQ.M / 601 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Deposit: £0.00

Holding Deposit:

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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