



## 1 bed apartment to buy in SE20

99 Anerley Road, London, London, SE20  
8AP

**£165,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

 EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000

Situated along the well-connected Anerley Road, this one bedroom flat presents an excellent opportunity for first-time buyers and investors alike, offering great potential in a convenient and increasingly popular South East London location.

Positioned above a commercial premises, the property benefits from an elevated outlook and a practical layout, with well-proportioned living accommodation that is perfectly liveable in its current condition. While the flat would benefit from a programme of modernisation, it provides a fantastic blank canvas for any purchaser looking to add value and personalise a home to their own taste.

The surrounding area offers a wide range of local shops, cafés and everyday conveniences right on your doorstep, with a variety of independent retailers, convenience stores and eateries lining Anerley Road itself, creating a vibrant and well-serviced neighbourhood. In addition, the ever-popular Crystal Palace Triangle is within easy reach, offering an array of bars, restaurants and coffee shops, making the location ideal for both lifestyle and leisure.

The property is also well positioned for access to a number of attractive green spaces. Crystal Palace Park is just a short distance away, offering expansive open parkland, lakes, sports facilities and historic features including its famous dinosaur sculptures, making it one of South East London-s most notable outdoor spaces. Nearby, South Norwood Lake and Grounds provides a more tranquil setting with scenic waterside walks, while South Norwood Country Park offers a larger, more natural environment with open fields and recreational facilities, ideal for walking, cycling and family outings.

For commuters, the property is superbly located with excellent transport links. Anerley Station is just a short distance away, providing both London Overground and National Rail services with direct access into Central London, while a number of bus routes operate along Anerley Road itself, ensuring easy connectivity to surrounding areas.

Anerley continues to grow in popularity due to its balance of affordability, connectivity and community feel, making it a smart choice for buyers looking to get onto the property ladder or secure a solid buy-to-let investment.

Overall, this is a well-located property with strong potential, offering a great opportunity to create a modern home in a highly convenient setting.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 153

Annual Service Charge Amount: £500.00

Price: Starting Bid £165,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

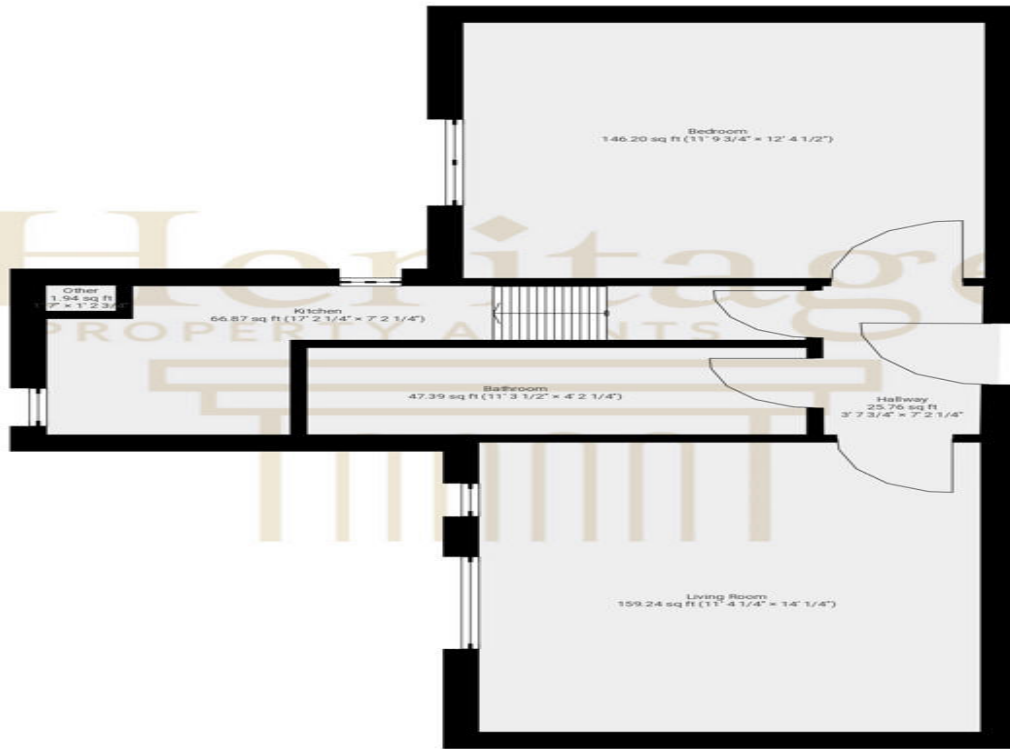
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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