

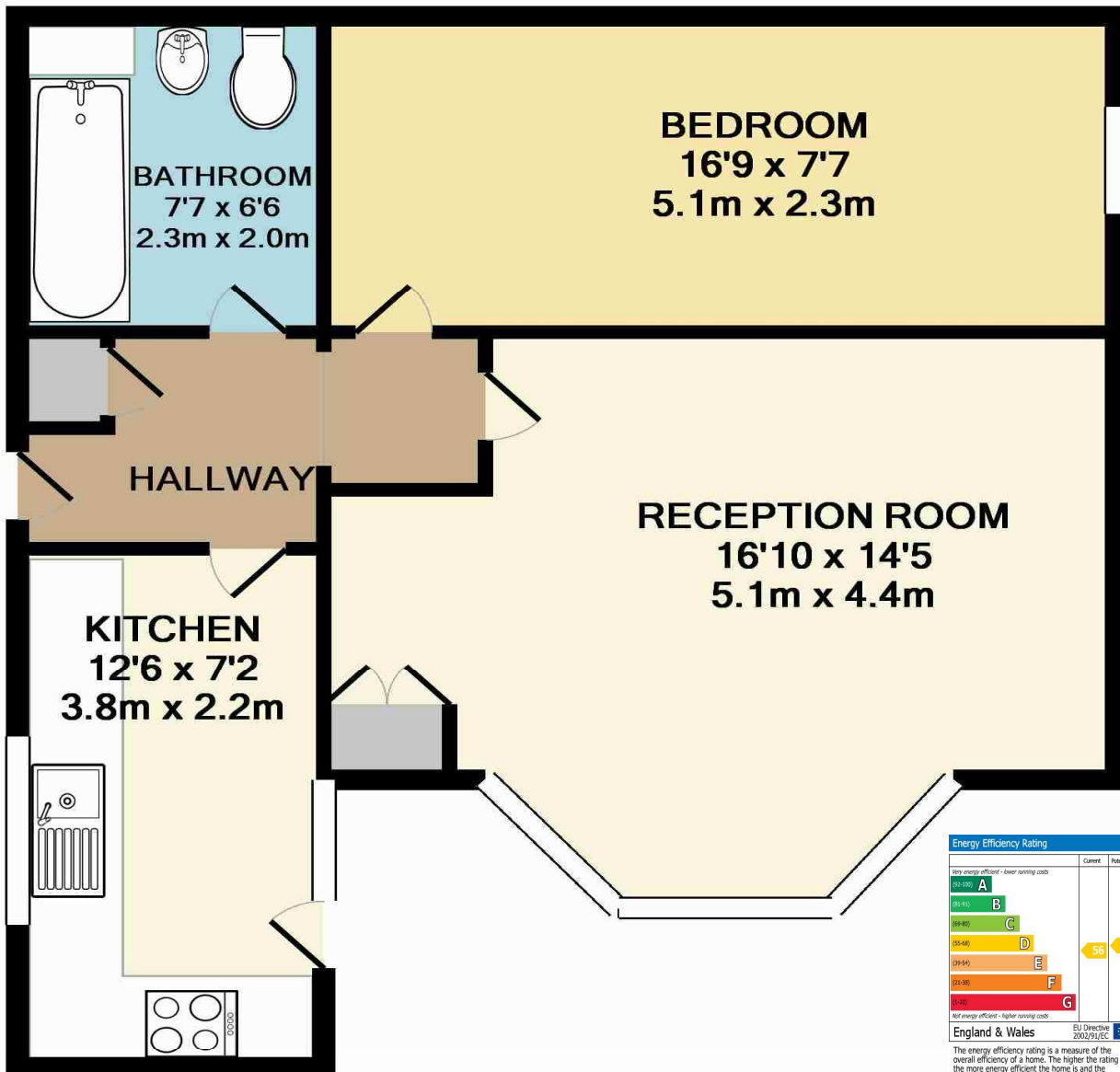
Anerley Park

£195,950



A very well presented one bedroom ground floor period conversion flat situated on the doorstep of Crystal Palace Park and minutes away from Anerley and Crystal Palace Train and Overground Stations.

The property benefits from a bright and spacious lounge with dining area and attractive bay window, double bedroom, kitchen with breakfast bar, fitted bathroom, large loft space, lovely front patio and off street parking.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
Key energy efficient - lower running costs																															
Key environmentally friendly - lower CO ₂ emissions																															
<table border="0"> <tr> <td>92-98%</td> <td>A</td> <td>92-98%</td> <td>A</td> </tr> <tr> <td>81-91%</td> <td>B</td> <td>81-91%</td> <td>B</td> </tr> <tr> <td>69-80%</td> <td>C</td> <td>69-80%</td> <td>C</td> </tr> <tr> <td>55-68%</td> <td>D</td> <td>55-68%</td> <td>D</td> </tr> <tr> <td>39-54%</td> <td>E</td> <td>39-54%</td> <td>E</td> </tr> <tr> <td>21-38%</td> <td>F</td> <td>21-38%</td> <td>F</td> </tr> <tr> <td>1-20%</td> <td>G</td> <td>1-20%</td> <td>G</td> </tr> </table>				92-98%	A	92-98%	A	81-91%	B	81-91%	B	69-80%	C	69-80%	C	55-68%	D	55-68%	D	39-54%	E	39-54%	E	21-38%	F	21-38%	F	1-20%	G	1-20%	G
92-98%	A	92-98%	A																												
81-91%	B	81-91%	B																												
69-80%	C	69-80%	C																												
55-68%	D	55-68%	D																												
39-54%	E	39-54%	E																												
21-38%	F	21-38%	F																												
1-20%	G	1-20%	G																												
56	60	54	59																												
<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC		<small>Not environmentally friendly - higher CO₂ emissions</small> England & Wales EU Directive 2002/91/EC																													
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>																															
<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</small>																															

Disclaimer: Please note these particulars whilst believe to be accurate are set out as guidelines only and do not constitute any part of an offer or contract.

TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given