



Rosebank, Anerley

Offers In Excess Of £400,000



Property Summary

Propertyworld are delighted to present this impressive two double bedroom purpose-built maisonette, quietly positioned within the highly sought-after Rosebank development. Offering generous living space, private parking, a substantial garden and exciting potential to extend, this is a home that offers both immediate appeal and scope for the future.

Tucked away in a peaceful cul-de-sac just off Anerley Park, the property enjoys an enviable location, moments from the award-winning Crystal Palace Park and within easy reach of the vibrant Crystal Palace Triangle and High Street Penge. A fantastic selection of independent shops, cafés, restaurants and popular gastropubs are all close by, making this an excellent location for enjoying the very best of South East London.

Commuters are particularly well served, with Penge West, Penge East, Crystal Palace and Anerley stations all nearby, providing excellent mainline and Overground connections.

Inside, the property is bright, spacious and beautifully presented, with large windows flooding the accommodation with natural light. The impressive 16ft+ reception room features attractive wooden flooring and almost full-width windows overlooking the large shingled garden, creating an inviting space for both relaxing and entertaining.

Both bedrooms are generous doubles, while the well-appointed kitchen features cream cabinetry, wooden worktops and a stylish white brick-effect splashback. The modern bathroom benefits from a window, providing excellent natural light and ventilation.

A major attraction is the additional land to the side, currently providing private off-road parking for two cars, but offering exciting potential to extend, subject to the necessary permissions.

Further benefits include double glazing, a modern combi boiler and useful external storage. An appealing home in a highly desirable location with genuine scope to add further value.

Penge Sales
020 8659 1005
www.propertyworlduk.net

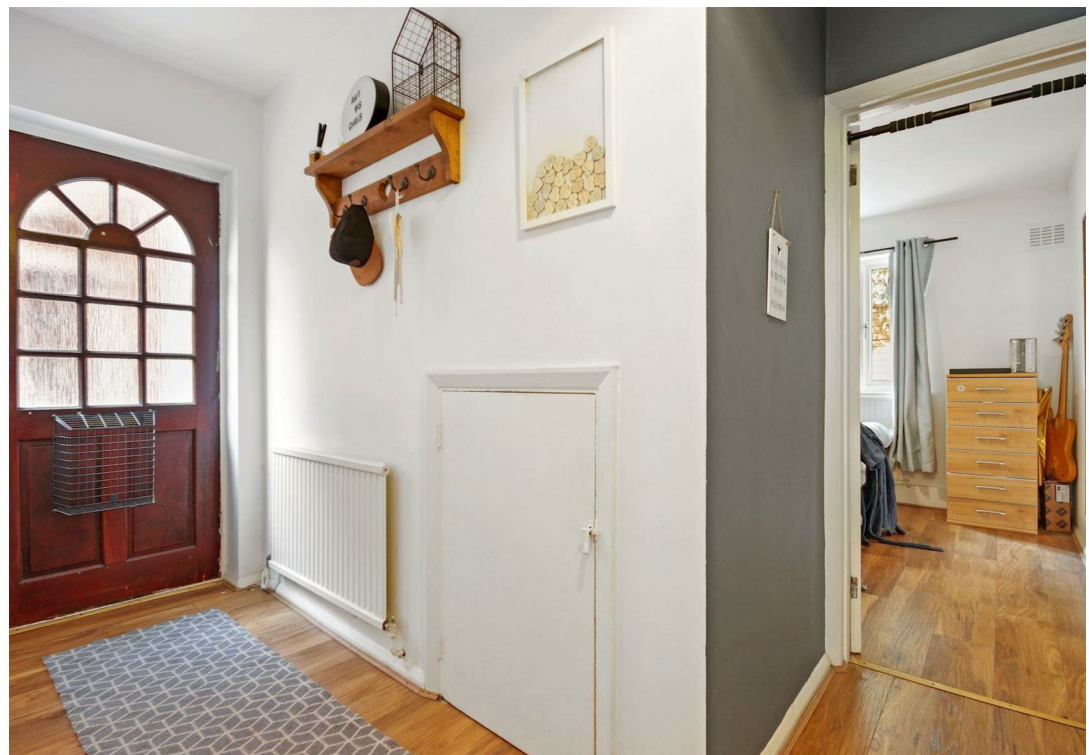
Property Summary

- TWO DOUBLE BEDROOMS
- Ground floor Maisonette
- PRIVATE GARDEN / Private off road parking
- Potential to extend (subject to planning consents)
- Lounge in excess of 16ft
- Re-fitted bathroom, w/c
- Own front door
- Leashold Tenure - long lease term
- Epc Rated D
- Council Tax Band C

Our Vendor Loves...

This has been a great home, Our close is so quiet and we are one of very few that has off road parking! Our place is really bright and the neighbours are almost like family. The garden was a god send during lock down and nowadays its so easy to jump on the train at Penge West and get into London within minutes.

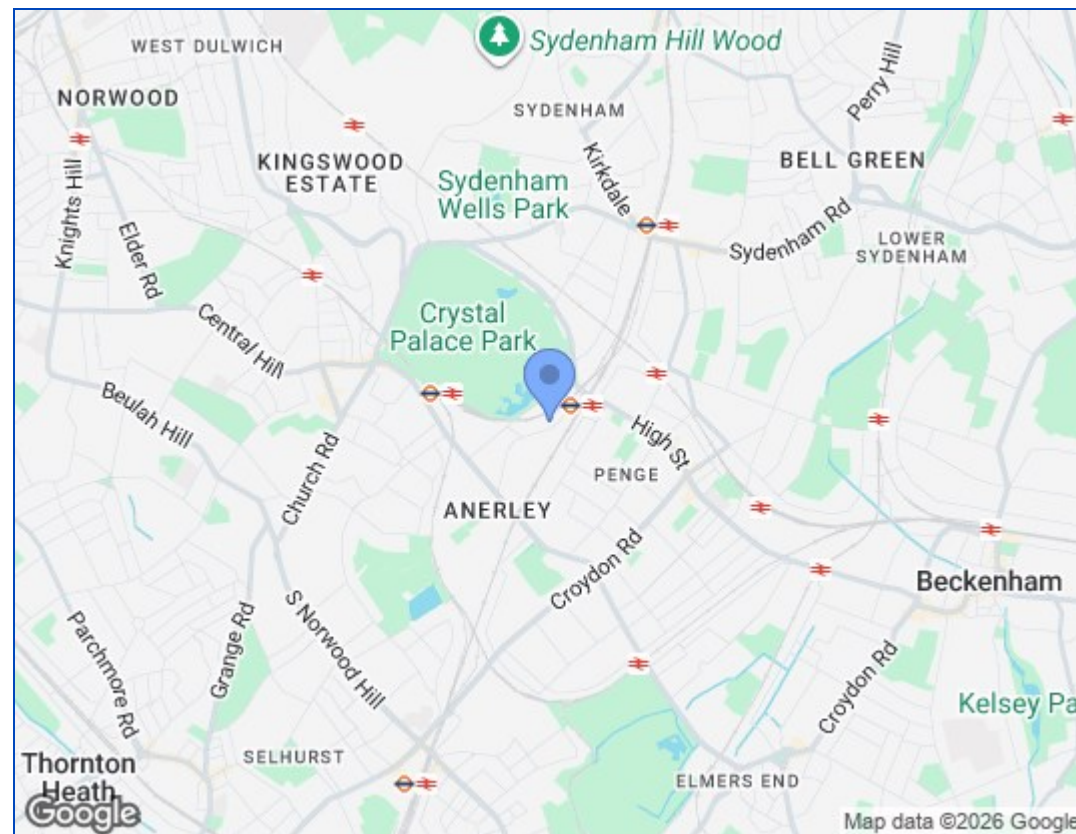






GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 661 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 661 SQ FT / 61 SQM	Rosebank
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 28/07/22
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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