



Tremaine Road, Anerley

Guide price £280,000

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Property Summary

Propertyworld is delighted to present this great value, one bedroom top floor apartment with PRIVATE GARDEN and SHARE OF FREEHOLD in Tremaine Road, Anerley. The property is in immaculate condition, having been built approximately four years ago (with all valid building warranties in place), and a clean, neutral, contemporary finish throughout. The main reception and kitchen are open plan with a Juliet balcony overlooking the private garden, which bathes the room in natural light. The kitchen is a modern, sleek handleless style with white wall and base units and integrated washing machine, cooker, hob, extractor, and fridge freezer. The bathroom is similarly modern, with a three-piece white suite, over bath shower and vanity unit and integrated sink, and heated towel rail. The apartment comes with its own private garden to the rear of the property providing a useful space to relax, host friends and entertain. Tremaine Road is a sought after location, within a short walk of Betts Park, and both Anerley and Birkbeck train and Overground stations, which provide regular, quick services into London and across London via the tube network. Long lease, double glazing and share of freehold are just several further benefits. Please call Propertyworld to reserve an opportunity to view.

Key Features

- One bedroom apartment
- Private garden
- Stunning condition
- Open plan kitchen reception
- Integrated kitchen appliances
- High specification
- Double bedroom
- Quiet residential road
- Perfect first time buy
- Must be viewed



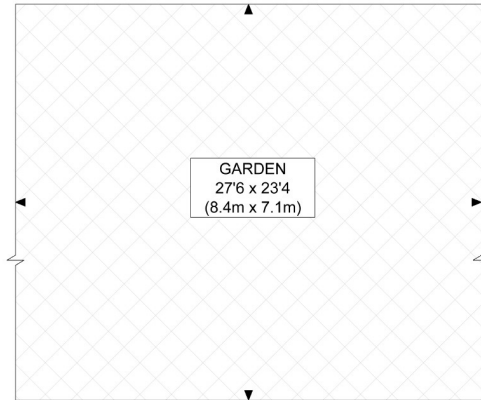
Our Vendor loves...

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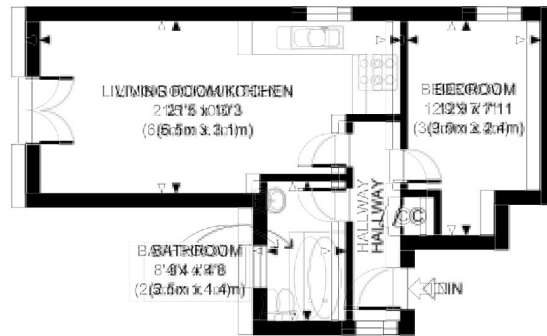
"This been the perfect first home for me for the last 4 years and I will be sad to say goodbye to it. Waking up in the morning to airy open plan living, opening up the Juliet balcony to listen to the birds sing, something not to be taken for granted in London! Close to all essential amenities, and just a short walk away from the overground."







GROUND FLOOR



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 178 SQ FT

<p>APPROX GROSS INTERNAL FLOOR AREA 178 SQ FT 16.5 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. We do not hold any liability for the accuracy and completeness of your own measurements. We do not conduct a careful, independent investigation of the property in respect of metering/valuation.</p>	<p>Tremaine Road</p> <p>date 07/09/2022</p> <p>photocaption</p>
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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