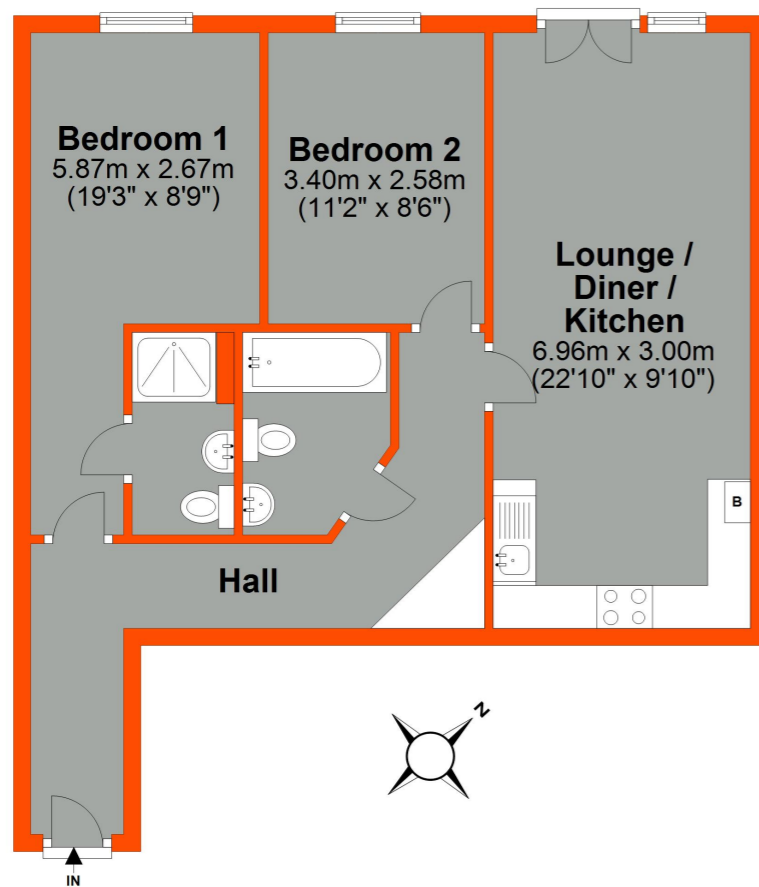


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor

Approx. 61.1 sq. metres (657.7 sq. feet)



Total area: approx. 61.1 sq. metres (657.7 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

32 Isis House, 5 Worcester Close, Anerley, London SE20 8FN

£385,000 Leasehold

- Two Bedroom Apartment
- Double Glazing/ Central Heating
- Lift and Entry Phone
- Secure Allocated Parking Space
- Lounge with French Balcony
- Bathroom & En Suite
- 113 year lease
- Communal Gardens

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website - www.proctors.london



32 Isis House, 5 Worcester Close, Anerley, London SE20 8FN

A 2nd floor, 2 bedroom apartment with French balcony, secure allocated parking (1 space), lift, and 113 year lease, set within a popular, recently built development. Master bedroom with en-suite shower room, 2nd bedroom, bathroom, open plan fitted kitchen, reception room with French balcony, central heating, double glazing, entry phone system, secure undercroft park

Location

Well placed being on Versailles Road. Both Crystal Palace and Anerley Stations are close at hand with their fast and frequent services to Central London and beyond, local shops and bus routes. The Crystal Palace Triangle is within walking distance with its popular restaurants and bars.



LIFT TO SECOND FLOOR

Personal Entrance Hall

ceramic tiled flooring, built-in cupboard housing lagged hot water cylinder, entry phone receiver

Lounge

double glazed doors to rear opening onto a French balcony with lovely views, radiator, open plan to:

Kitchen

single bowl stainless steel sink unit, extensive range of matching worktops with wall, base units and drawers, fitted oven, hob and hood, plumbed for washing machine, ceramic tiled flooring

Bedroom One

double glazed window to rear, radiator

En Suite Shower Room

matching white suite comprising shower cubicle, wash hand basin, low flush WC, ceramic tiled flooring, large wall mirror

Bedroom Two

double glazed window to rear, radiator

Bathroom

Matching white suite comprising panelled bath, pedestal wash hand basin, low flush WC, ceramic tiled flooring, large wall mirror

EXTERIOR

Communal Gardens

Secure Undercroft Parking

1 allocated parking space

LEASE, MAINTENANCE AND GROUND RENT

Lease

113 year remaining

Maintenance/Service Charges

£900 per annum

Ground Rent

£500 per annum

BROMLEY COUNCIL TAX BAND C

