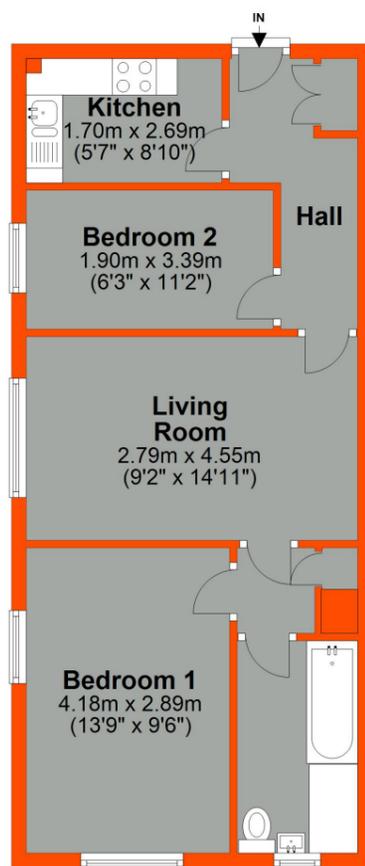




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Third Floor
 Approx. 49.4 sq. metres (532.2 sq. feet)



Total area: approx. 49.4 sq. metres (532.2 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 18 Sherborne Court, Elmers End Road, Anerley, London SE20 7SL

£249,000 Leasehold

- 2 Bedrooms
- Modern Bathroom
- Lift Access
- Long Lease - 989 Years

- Impressive Development
- Entry Phone System

CENTRAL HEATING AND HOT WATER COSTS INCL IN SERVICE CHARGE

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 fee 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



Flat 18 Sherborne Court, Elmers End Road, Anerley, London SE20 7SL

A 2 bedroom apartment set within an impressive Art Deco building, situated on the 3rd floor with a lift. 989 Lease, CENTRAL HEATING AND HOT WATER COSTS INCLUDED in service charge! Along with the 2 bedrooms, the property has a lounge, kitchen, modern bathroom, entry phone system, double glazing. There are extensive views from some of the double glazed windows.

Location

Ideally placed, close to local shops, bus routes, schools and parkland. Birkbeck and Anerley train stations are close a t hand along with Penge High Street with its shops, leisure facilities and station with a fast and frequent service to Central London and beyond.

GROUND FLOOR

Communal Entrance

Stairs and lift to third floor

THIRD FLOOR

Entrance Hall

Entry phone, built-in storage cupboard

Kitchen

Double glazed window to side, double bowl stainless steel sink unit with mixer taps, matching worktops, wall/base units and drawers, fitted oven, hob and hood, fridge freezer, part ceramic tiled walls.

Bedroom Two

Double glazed window to side enjoying extensive views, radiator

lounge

Double glazed windows to side enjoying extensive views, radiator

Inner Hall

Built-in storage cupboard, doors to

Bedroom One

Double glazed window to front enjoying extensive views, radiator

Bathroom

Matching white suite comprising panelled bath with mixer tap and shower unit, wash hand basin set in a vanity unit, concealed flush WC, plumbing for washing machine, part ceramic tiled walls, double glazed window to front

SERVICE CHARGE, LEASE AND GROUND RENT

Service Charge

£3162.96 per annum - includes ALL HEATING AND HOT WATER COSTS (does not include utility and water charges). The service charge also covers cleaning and repairs/maintenance to external and communal areas

Lease

999 years from 1 July 2012 (989 years remaining)

Ground Rent

Peppercorn paid annually when charged

SHARE OF FREEHOLD

