

Anerley Park, Anerley. SE20 8NF

£2,000,000 Freehold

FOR SALE



Davis & Gibbs



## PROPERTY DESCRIPTION

This spacious 8-bedroom house, nestled in the sought-after area of Anerley Park, is a rare opportunity for those with a vision to modernise and restore a piece of history. Currently divided into three flats, the property still retains much of its original character, including beautiful tiles, glass features, and intricate mouldings, offering a glimpse into its former grandeur.

Spread across four floors, the property includes the eaves and a basement, providing ample space and endless possibilities. The layout has been altered using dry walls, so it's easy to revert to the original single-family home design or reconfigure to suit your needs. Whether you're looking to return it to its former glory as a family residence or take advantage of the potential for development, this property is ideal for the business-minded subject to planning as the property is located in a Article 4 Direction Area. Situated within walking distance of Anerley, Penge, and Crystal Palace stations, along with the lush green expanse of Crystal Palace Park, this location offers both convenience and tranquillity.

This is truly a rare find, combining the charm of a period property with the potential for modern living and development. Don't miss out on the chance to make this remarkable house your own.

The properties current configurations is split into three dwellings all have their own EPC rating and Council Tax;

Main House - EPC D 56 - Council Tax Bromley Band D

Apartment A - EPC E 50 - Council Tax Bromley Band C

Apartment B - EPC D 63 - Council Tax Bromley Band A

## FEATURES

- 8 Bedroom Detached House
- Original Features Throughout
- Huge Development Potential
- Currently Split Into Three Units
- Massive Private Garden
- High Ceilings
- Close Proximity To Transport
- Crystal Palace Park Nearby



## ROOM DESCRIPTIONS

### Entrance Hall

The entrance hall of this remarkable house makes a stunning first impression, offering a glimpse into the grandeur that lies beyond. As you step inside, the original tiled floor immediately captures your attention, with its intricate patterns adding a touch of vintage charm. The doors, adorned with beautifully coloured glass, not only allow light to flood the space but also add a vibrant, artistic element to the entryway. The original mouldings that frame the walls and ceiling enhance the sense of history making it the perfect introduction to this property.

### Reception Room 1

7.04m x 15.1m (23' 1" x 49' 6") This impressive reception room showcases the grandeur of the home with its original architectural features. The high ceiling creates a sense of openness, while the delicate, period mouldings around the walls and ceiling add an air of sophistication. The large bay window is a standout, filling the room with natural light and framing views of the surrounding area.

### Reception Room 2

6.22m x 4.70m (20' 5" x 15' 5") With its original features adding character and elegance. A stunning high ceiling creates an airy, spacious feel, while the intricate original mouldings around the walls and ceiling serve as a reminder of the property's rich history. The large bay window floods the room with natural light, enhancing the sense of space.

### Kitchen 1

3.23m x 3m (10' 7" x 9' 10") Located on the ground floor the main kitchen features a breakfast bar lots of counter space, access to the lower ground floor, shower room with W.C and leads to the large private garden.

### Kitchen 2

3m x 2.62m (9' 10" x 8' 7") The second kitchen is also found on the ground floor and services the self contained unit. Situated along the adjoining wall to the kitchen of the main house and the window looks out on to the rear garden.

### Kitchen 3

4.14m x 3.02m (13' 7" x 9' 11") The third kitchen is situated on the second floor of the building and used for the second self contained flat. currently the area is set up as an open plan lounge with fitted kitchen units. The window overlooks the rear of the property and being on the second floor offers lovely views of the surrounding area.

### Bedroom 1

5.84m x 4.60m (19' 2" x 15' 1") This charming bedroom on the first floor is a perfect blend of classic elegance and comfort. The room boasts the same original features found throughout the house, with beautifully preserved mouldings framing the walls and ceiling, adding a touch of sophistication. The wooden flooring underfoot enhances the room's warmth and character, complementing the timeless style of the space. A large bay window fills the room with natural light, offering picturesque views of the surrounding area and creating a peaceful atmosphere. The combination of period details, natural light, and the room's generous proportions make this bedroom full of potential to be transformed into a serene personal sanctuary.

### Bedroom 2

4.78m x 4.70m (15' 8" x 15' 5") Retaining its original features, the room is framed with intricate mouldings, wooden flooring enhances the room's warmth and charm, offering a classic foundation for any décor. A traditional sash window allows natural light to pour in, creating a bright and airy atmosphere while offering views of the peaceful surroundings. The combination of period details, natural light, and spacious proportions makes this room a serene and inviting retreat, ready to be personalised while preserving its historical charm.

### Bedroom 3

4.67m x 3.94m (15' 4" x 12' 11") This bedroom is another good size double bedroom featuring a fireplace, high ceilings, original mouldings and sash window.

### Bedroom 4

4.75m x 3.55m (15' 7" x 11' 8") Situated on the first floor this bedroom also includes the original features of the others. It has a sash window bathing the room in plenty of natural light and overlooks the rear of the property.







## FLOORPLAN & EPC

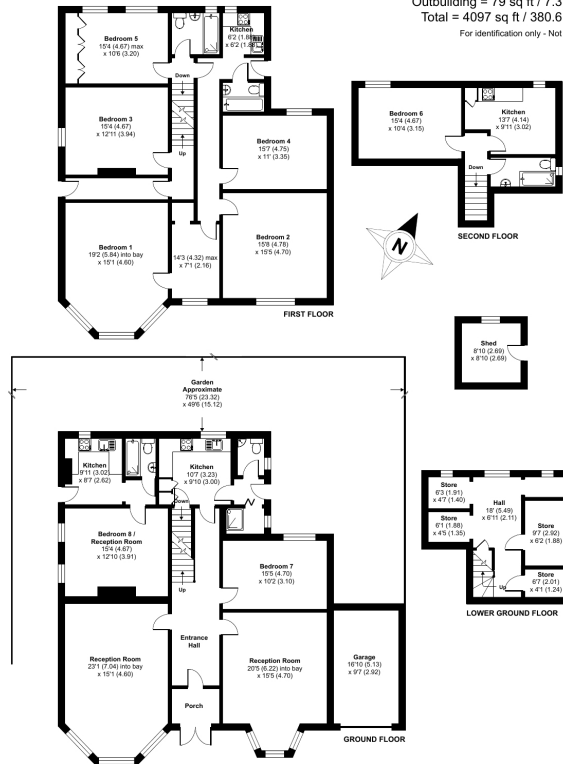
**Anerley Park, London, SE20**

Approximate Area = 4018 sq ft / 373.3 sq m (includes garage)

Outbuilding = 79 sq ft / 7.3 sq m

Total = 4097 sq ft / 380.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2025. Produced for Davis & Gibbs. REF: 1242503

Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (92+) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		56	81
<b>Not energy efficient - higher running costs</b> <b>England, Scotland &amp; Wales</b>		EU Directive 2020/1841 (E.C.)	