

INIGO



Anerley Park

LONDON

SOLD

This generous one-bedroom apartment is found on the first floor of an imposing Victorian townhouse on the east side of beautiful Crystal Palace Park. Extending over 530 sq ft, the apartment runs the width of the building with a large floor-to-ceiling bay window at the front and glazed French doors which open onto a balcony to the rear. There is also a large communal garden shared by the residents of the building. Trains from nearby Penge West run to London Victoria and Canada Water stations in less than 20 minutes.

Setting the Scene

The Grade-II listed Crystal Palace Park is a short walk from this apartment. The park was built between 1852 and 1855 as the new home for Paxton's Crystal Palace, which had recently housed the Great Exhibition in Hyde Park. The exhibition in central London was a great spectacle; millions of visitors saw printing machines, rare diamonds and jewels, folding pianos and many more inventions of the industrial revolution. After its closure in Kensington, Sir Joseph Paxton, the architect of the building, was determined relocate it – it was, therefore, moved here to South East London.

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Sadly the building burned down in a fire in 1936. However, the park, originally designed as a magnificent Victorian pleasure ground, remains and features full-scale models of dinosaurs, a maze, a boating lake and a concert bowl.

The Grand Tour

A door opens into a hallway, leading into an airy open-plan kitchen, living and dining area. Recently renovated, the owners have installed bespoke bookshelves and storage in the alcoves in the living space. The kitchen comprises white cabinetry set against grey worktops and off-white brick tiles. A window above the sink frames a beautifully green view over the building's communal garden, while a pair of French doors lead to a generous balcony, with ample space for dining outdoors.



At the rear of the apartment is a large and voluminous south-facing bedroom. A tall bay window bathes the room in light throughout the day, highlighting its wonderful proportions and adding drama to the room. There are lovely features, including wooden floorboards, and a tall ceiling.

A bathroom sits in the centre of the plan, with clean-lined tiled walls and a bath.

The Great Outdoors

The apartment has access to lots of outdoor space with its own private balcony and use of the communal garden. The residents take great pride in the garden, recently planting some sedum and lavender.

The balcony has a fitted bench with built storage, as well as a sink for watering plants or keeping drinks cool in the summer. There is lots of space for pots and planters, with verdant views, it is a peaceful place for morning coffee or an evening meal.

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Out and About

Anerley Park sits in a quiet part of Penge, with a range of cafes, restaurants and pubs just minutes from the front door. Local favourites include the Chatsworth Bakery and Penge General Store, which sells fresh organic produce, fresh baked goods and coffee, as well as having refillable stations for stocking up on essentials. Craft Metropolis, for craft beers, and The Bridge House, for great food and shows, and The Douglas Fir pub are all under a five-minute walk. Alexandra Nurseries garden centre is also nearby, home to a great café and gift shop.

Crystal Palace itself is a vibrant area with award-winning restaurants and bars, as well as a thriving art and music scene. There is a farmers market every Thursday, Saturday and Sunday, as well as art and film festivals throughout the year. Local favourite establishments include Joanna's restaurant, Palazzo, Walters Bar & Kitchen, Woodhouse pub and the Everyman Cinema. There is also a fantastic antique shop.

The house is two minutes from Penge West train station and around an eleven-minute walk from Crystal Palace, and Penge East Overground station. Penge West station runs services to Canada Water in approximately 20 minutes, whilst Crystal Palace has trains to Victoria station and London Bridge in under 30 minutes.

Tenure: Share of Freehold Lease Length: approx. 957 years remaining Service Charge: approx. £1,680 per annum Council Tax Band: C

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.