

Your local Proctors branch:

# Anerley



## Why choose us?

We're not just local estate agents, we're local people too. We combine the same ethos of quality and integrity that George Proctor founded the company on some 70 years ago, with the very latest technology and marketing techniques to help you with your move. All our team combine decades of knowledge with unrivalled service, and we won't stop until you get the home, tenant or buyer you're looking for.

- 🏠 Residential sales
- 🏠 Lettings & management
- 🏠 New home sales
- 🏠 8 branches
- 🏠 Land & development
- 🏠 Market advice

### Did you know?

Anerley has been part of the London Borough of Bromley since 1965.

## MEET YOUR TEAM

### Graham Cook

Director/Partner

Following a stint living in Australia, I moved back to the South East and was part of the sales team at Mercedes. I've now been at Proctors for 10 years ensuring the smooth running of the business. I love football and motor sports, and also like to visit castles and ruins – Hever Castle in Kent would be my dream home!



✉ [anerley@proctors.london](mailto:anerley@proctors.london)

### Steven Hayler

Lettings Manager

I've been working in the residential and property sector for many years, and recently joined the Proctors team. I like getting out of the office to meet new people and help them find the right home. In my spare time I enjoy sports, particularly a game of football with friends.



✉ [lettings@proctors.london](mailto:lettings@proctors.london)

### Warren Pinto

Senior Valuer

I have 17 years' experience running a successful estate agency in Penge before joining Proctors. I've lived in SE20 for my entire life and find that clients appreciate my local knowledge. When I'm not busy valuing properties and arranging property sales, I enjoy playing rugby and cycling.



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### Kathleen Gorman

Senior Negotiator

I've been at Proctors for over 19 years although initially began working on the weekends. I started at the Beckenham branch before joining the Anerley team, so I know South East London through and through. I'm happiest when we're busy and I'm negotiating great offers. Otherwise you'll find me practising yoga, cooking or socialising with friends and my lovely husband.



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### Jude Hudson

Property Management

I have 15 years' experience working in a successful estate agency in Penge, alongside Warren Pinto. I know the area well and enjoy overseeing the smooth running of tenancies and keeping clients happy. Outside of the office, I love to keep fit by going to the gym and running and have completed a total of seven marathons.



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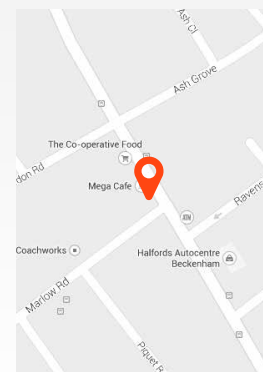
## WHERE TO FIND US

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✉ [anerley@proctors.london](mailto:anerley@proctors.london)  
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Or chat to Proctors Homes on:



Offices: Anerley | Beckenham | Bromley | Orpington | Park Langley | Petts Wood | Shirley | West Wickham/Bromley South



George Proctor & Partners trading as Proctors

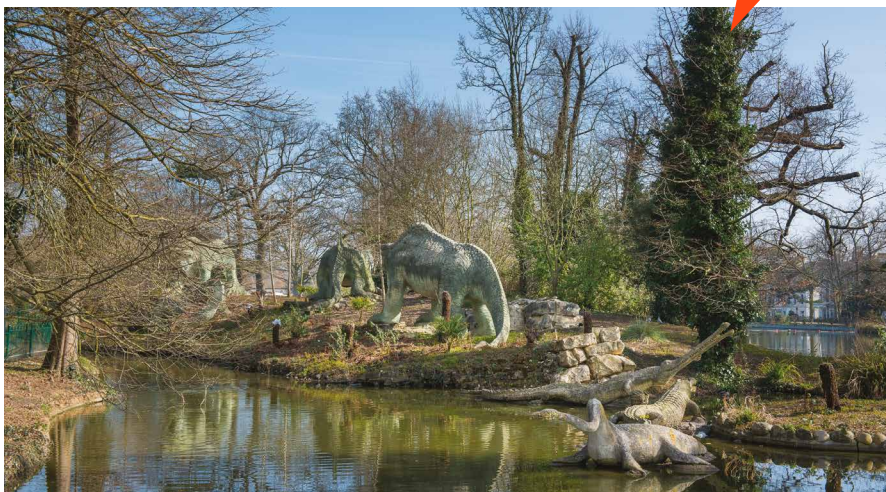
[www.proctors.london](http://www.proctors.london)

## About Anerley

Sitting between Crystal Palace and South Norwood, Anerley exudes an easy charm. Still affordable and low-key, there is a soft hum of excitement surrounding this up-and-coming area. Since the arrival of the extended East London Line and Anerley Regeneration Project (ARP), the area has started to see an increase in independent shops and cafés popping up. Anerley also benefits from its closeness to Crystal Palace with its famous park and athletics stadium used for many cultural and international sporting events. The Crystal Palace Triangle is also popular for its speciality shops, independent restaurants and pubs.

### Did you know?

The first house in the area was built by Scottish silk manufacturer, William Sanderson in 1827. He called the house 'Anerly', the Scottish word meaning solitary - which is how the area got its name.



### Where to buy

Anerley has a wide variety of properties, from beautiful Victorian and Edwardian period properties, to 1930s homes ideal for families. Many character homes can be found on the desirable Anerley Park Road, which is a great location for nearby transport links. There are also plenty of new-build flats and conversions at a range of prices.

### TRANSPORT



Tramlink: Birkbeck to Croydon, Beckenham and Wimbledon.



Bus: Extensive bus services into London, Crystal Palace, Bromley and Croydon.



Train: Overground line from Anerley and Penge West to London Bridge, Charing Cross and London Victoria via East Croydon. The East London Line at Anerley Station has direct services to Whitechapel, Shoreditch High Street and Rotherhithe. Other nearby stations include: Penge East, Kent House, Crystal Palace, Clockhouse, Norwood Junction and Elmers End.

### Why is Anerley right for you?

Anerley is the perfect place for young professionals, first time buyers and buy-to-let investors because of its great transport links to London and value for money. There is also a great choice of primary schools in the area and secondary schools in surrounding towns making Anerley suitable for families.

### Top 5 reasons to move to Anerley

- 1 Excellent transport links to London and other major towns via trains, buses and a tramlink.
- 2 Anerley Regeneration Project (ARP) backed by Bromley Council to improve Anerley Road shopping area.
- 3 Close proximity to Crystal Palace with a great range of shops, restaurants and bars.
- 4 Wide choice of parks and green spaces in surrounding areas.
- 5 Variety of property, with types and sizes to cater for all tastes and budgets.

### Did you know?

During the Second World War, Anerley sustained severe damage from bombing - during the summer of 1944, 23 bombs were dropped on the SE20 area in total.