



Bloom Grove, SE27  
OIEO £350,000

0208 702 9888  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Victorian conversion
- Double bedroom
- Large lounge
- Fitted kitchen
- Modern bathroom
- Private garden
- Chain free
- Treelined Cul-de-sac
- Fantastic location

# In detail

Exciting opportunity to acquire this one-bedroom period conversion with private garden on the popular cul-de-sac Bloom Grove, SE27.

A well-presented one bedroom, lower ground floor flat with a private entrance.

Further accommodation comprises; double bedrooms, modern bathroom, large front reception, fitted kitchen with a door leading to the private low maintenance garden. This property is sold with the benefit of being chain free.

Bloom Grove is ideally located on this quiet residential street offering easy access into The City and West End via West Norwood station with regular services into London Victoria and London Bridge. There are also a host of buses running through neighbouring Dulwich, Herne Hill, Brixton and Streatham. There are host of bars, restaurants and amenities nearby including the Picturehouse Cinema and new Library.

Early viewing recommended.

EPC: E | Council Tax Band: C | Lease Term Remaining: 97 years | SC: £0 | GR: £50 pa | BI: £250 pa

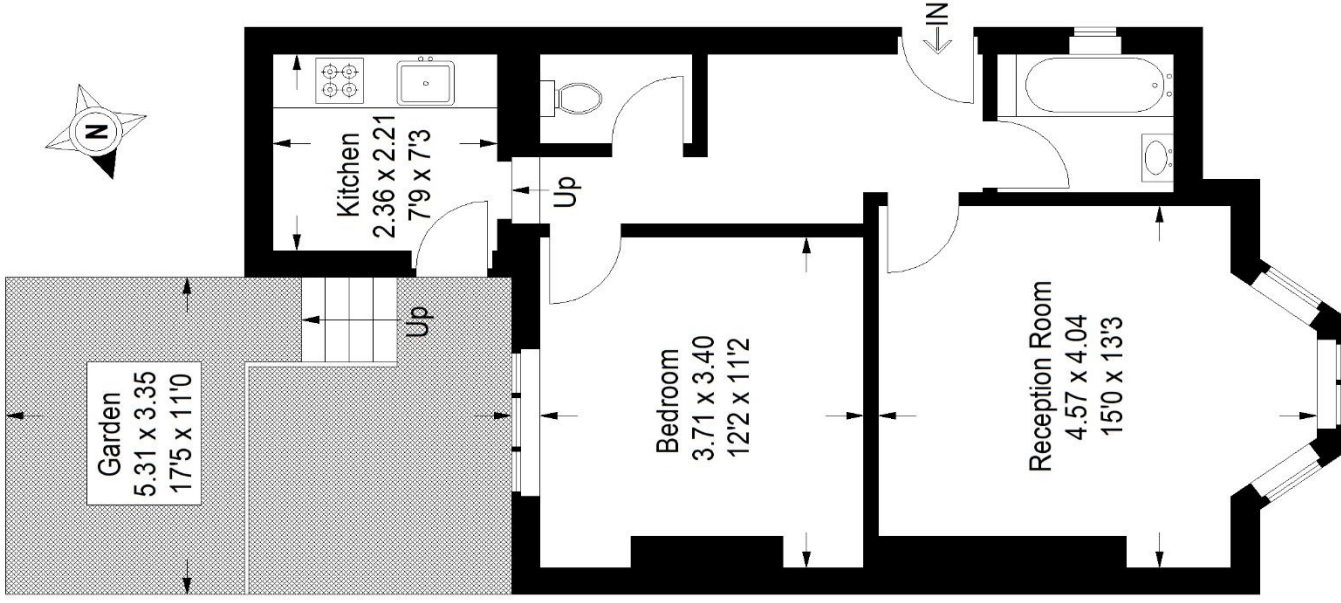


# Floorplan

## Bloom Grove, SE27

Approximate Gross Internal Area

48.8 sq m / 525 sq ft



## Lower Ground Floor

Copyright www.pedderproperty.com © 2023

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.