



Essex Grove SE19
£425,000

0208 702 9333
pedderproperty.com

pedder



In general

- A share of the freehold
- No onward chain
- Private rear garden
- Sought after location
- Newly refurbished
- Private entrance

In detail

A fully refurbished two bedroom garden flat positioned on a sought after road nearby central Crystal Palace and available for sale with no onward chain.

This fresh and inviting property is accessed via a private entrance and could be an ideal opportunity for those seeking an immediately enjoyable new home. Highlights include a share of the freehold, solid wood flooring, a 17ft primary bedroom, a newly fitted kitchen, and upgraded electrics. Externally there is direct access to a low maintenance private rear garden (with side access) and a sunny south-easterly aspect.

Essex Grove is well placed for bus routes along Central Hill and the rail links of Gipsy Hill, also nearby shopping, bars and leisure options at the Triangle.

EPC: C

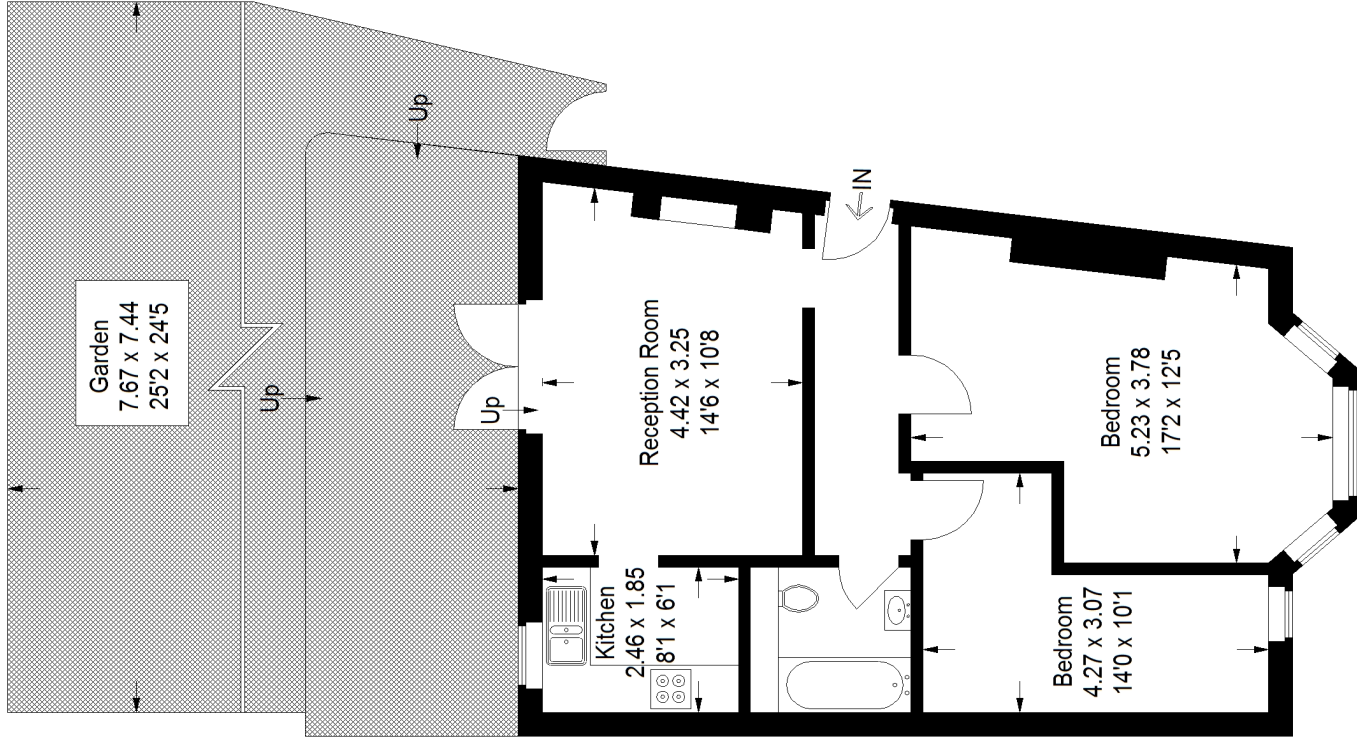


Floorplan

Essex Grove, SE19

Approximate Gross Internal Area

58.5 sq m / 630 sq ft



Lower Ground Floor

Copyright www.pedderproperty.com © 2021
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		
69-80	C	70 c	78 c
55-68	D		
39-54	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.