



Essex Grove, SE19
Offers in excess £400,000

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In general

- Share of freehold
- No onward chain
- Planning permission granted
- Communal rear garden
- Neutrally decorated throughout
- Modern kitchen and shower room
- Convenient location

In detail

A light and bright second floor period conversion conveniently positioned for transport links and available for sale with no onward chain.

This neutrally decorated space could make a perfect first time or investment purchase and includes a share of the freehold. The reception room boasts a sunny westerly aspect and a socially open-plan kitchen with plenty of storage and quartz surfaces, whilst other highlights consist of two well proportioned bedrooms, a modern shower room, and double glazing throughout. The property has recently been granted planning permission to convert the loft space and create two additional bedrooms and a further shower room, whilst externally there is a neat landscaped communal rear garden and a storage shed.

Essex Grove is positioned moments from the Triangle which houses a myriad of independent shopping and leisure options, also a convenient road for both Gipsy Hill and Crystal Palace rail links.

EPC: C | Council Tax Band: B | Lease: 117 years remaining | SC: As & When | GR: Peppercorn | BI: TBC

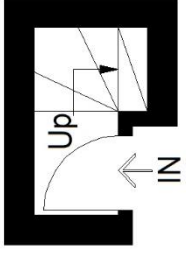


Floorplan

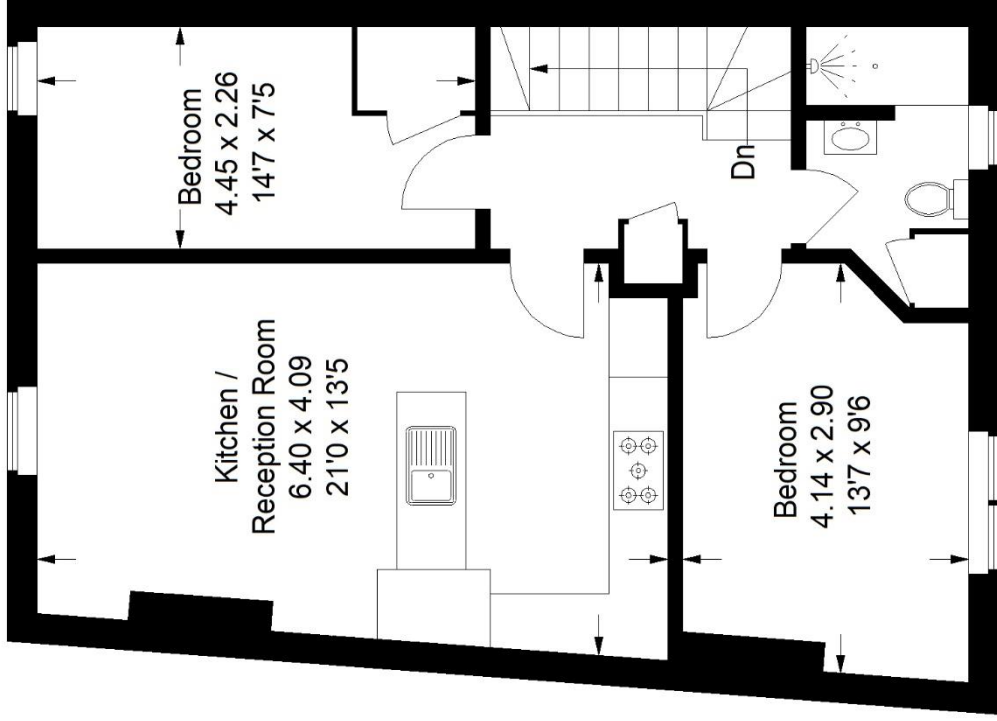
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Approximate Gross Internal Area

61.4 sq m / 661 sq ft



First Floor



Second Floor

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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	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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