



Bloom Grove, SE27
OIEO £375,000

0208 702 9888
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In general

- Victorian conversion
- Two bedrooms
- Large lounge
- Fitted kitchen
- Modern bathroom
- Private garden
- Private entrance
- Chain Free
- Treelined Cul-de-sac
- Fantastic location

In detail

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

A well-presented two bedroom, lower ground floor flat with a private entrance. Further accommodation comprises; two bedrooms, modern bathroom, fully fitted kitchen with a dining area, large lounge with a patio door leading to the private garden.

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.

This property is sold with the benefit of being chain free. Early viewing recommended.

EPC: D | Council Tax Band: C | Lease Term Remaining: 148 years | Ground Rent: Peppercorn
| Service Charge: £360.00 per quarter | Building Insurance: £388.25 per annum



Floorplan

Bloom Grove SE27

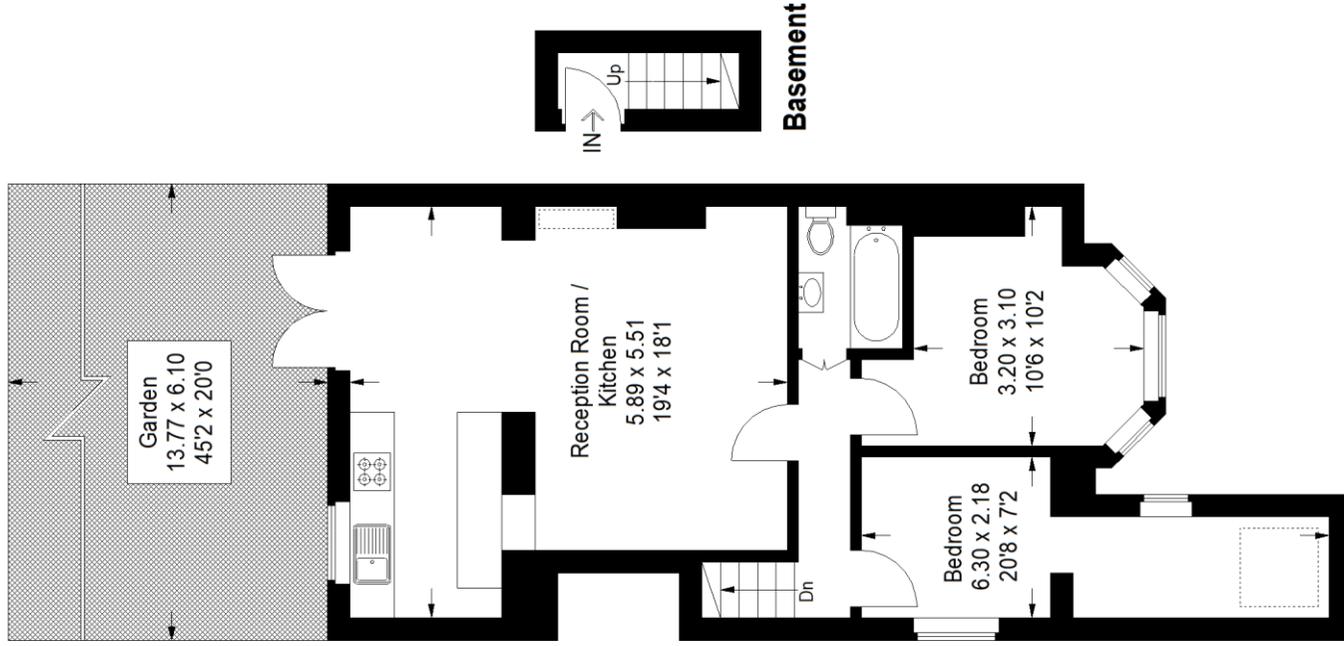
Approximate Gross Internal Area

Basement = 2.0 sq m / 21 sq ft

Ground Floor = 58.4 sq m / 629 sq ft

Total = 60.4 sq m / 650 sq ft

 = Reduced Headroom Below 1.5 M / 5'0"



Ground 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		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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