



Fransfield Grove, SE26 | £375,000

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In General

- Newly redecorated
- Spacious reception room
- Fitted kitchen with integrated appliances
- Modern bathroom suite
- Private garden
- Unrestricted on-street parking
- Close to stations with good transport links

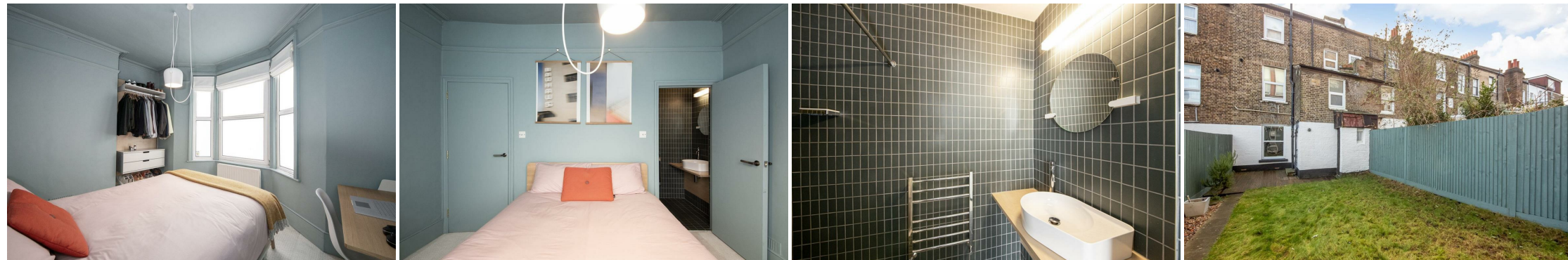
In Detail

A stunning one double bedroom garden flat for sale on the very quiet Fransfield Grove.

This wonderful property comprises a spacious reception room, fitted kitchen with integrated appliances, modern bathroom suite and one double bedroom. Further benefits include double glazing, woven vinyl flooring, a private garden, unrestricted on-street parking and a beautiful finish throughout.

Located on the borders of Upper Sydenham and Forest Hill, the property is within close proximity to various train stations offering fantastic transport links into London Bridge, Canada Water, Victoria, Waterloo, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and Horniman Park & Museum.

EPC: D | Council Tax Band: B | Lease: 151 years remaining | SC: £0 | GR: Peppercorn | BI: TBC



Floorplan

Fransfield Grove, SE26

Approximate Gross Internal Area
 40.5 sq m / 436 sq ft
 Store = 1.6 sq m / 17 sq ft
 Total = 42.1 sq m / 453 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		67	73
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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