



Jasmine Grove, Anerley

Price Guide £260,000



Property Summary

GUIDE PRICE £260,000 – 275,000

Propertyworld is delighted to bring to market this well presented, CHAIN FREE with VACANT POSSESSION, one bedroom, ground floor maisonette located in Jasmine Grove, Penge/Anerley that comes with its own PRIVATE DRIVEWAY / OSP and FRONT GARDEN. The property comes with SHARE OF FREEHOLD, LONG LEASE and NO SERVICE CHARGES. The property has been completely redecorated throughout and has laminated flooring throughout much of the property with new carpets in the bedroom. The property is offered CHAIN FREE with VACANT POSSESSION.

This ground floor maisonette has the look of a house, with its own front door, which takes you into a small entrance hallway. The accommodation is generously proportioned and comprises a main reception room, fully fitted kitchen with a new work top and sink, a range of beech wall and base units, integrated electric oven and hob, and a fitted washing machine and fridge freezer (all appliances will remain if wanted). The bedroom is located to the rear. The bathroom has a contemporary three piece white suite with a new shower and taps over bath. Finally, there is a generous storage cupboard. The property is double glazed throughout.

With a share of freehold, there are no service charges, and the lease was extended to 999 a couple of years ago. Ground rent is just £50 per annum.

Jasmine Grove is a quiet residential location, within a short walk of four mainline and overground stations – Anerley, Birkbeck, Penge East and Penge West providing excellent links into central London and beyond via the Overground (tube) network. Penge High Street is a very close by with its wide range of restaurants, coffee shops and independent retailers. Green spaces are plentiful, including the iconic, award-winning Crystal Palace Park. Finally, just a short drive or bus away are both Crystal Palace Triangle and Beckenham with their respective plethora of sought after restaurants, cool bars and baristas.

Penge Sales
020 8659 1005
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Property Summary

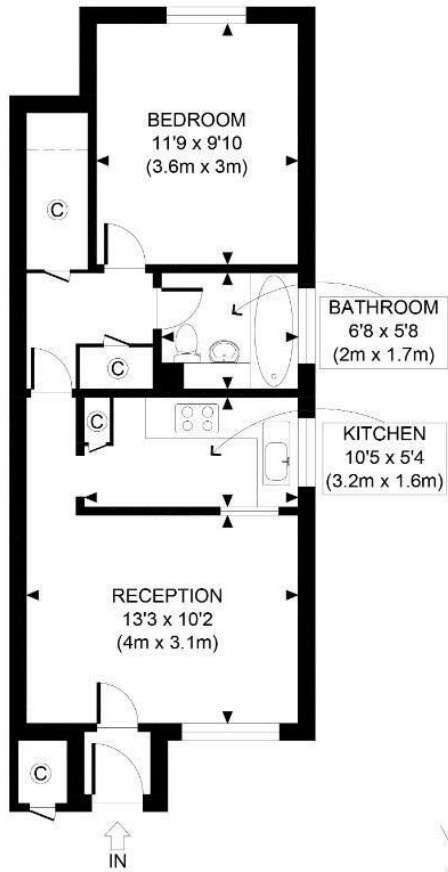
- One bedroom ground floor maisonette
- Private driveway
- Front garden
- Share of freehold and long lease
- No chain and vacant possession
- Freshly decorated and well presented
- Laminated flooring and new carpet in bedroom
- Valid Electrical Installation Certificate
- Council Tax Band C
- EPC Rating D

Our Vendor Loves...

"This has been a lovely home for my tenants for nearly 10 years. It has been a low maintenance, solid investment but it is now time to sell and I hope the new owners are as happy as the previous tenants have been. The transport links are incredible and you can walk into Penge High Street in under 10 minutes, which boasts a number of lovely restaurants, two outstanding gastropubs and a wide range of shops - both independent and chains."







GROSS INTERNAL FLOOR AREA 449 SQ FT

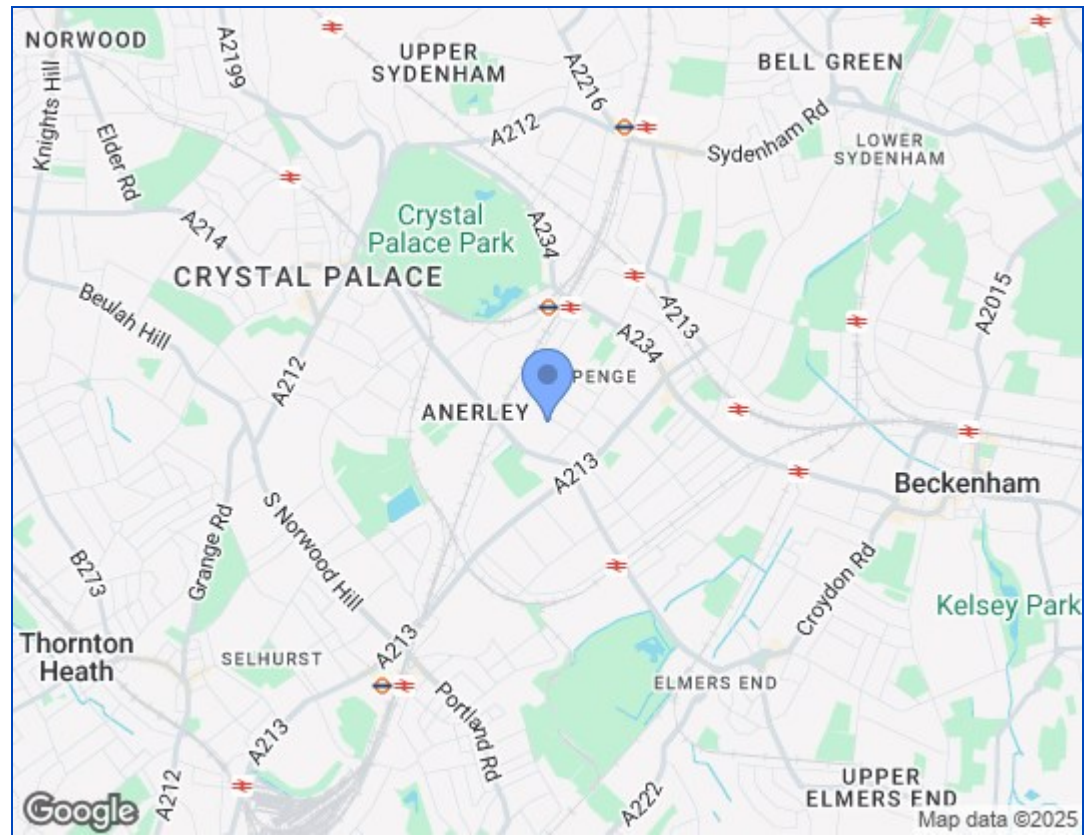


APPROX. GROSS INTERNAL FLOOR AREA 449 SQ FT / 42 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Jasmine Gardens

date 04/11/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

