



Grosvenor Court, London

Guide Price £350,000



Property Summary

2 YEARS SERVICE CHARGES PAID BY VENDOR* and ALL FURNITURE / APPLIANCES INCLUDED.

GUIDE PRICE £350,000 - £360,000

A stunning and newly new two bedroom flat with a PRIVATE BALCONY (overlooking River Ravensbourne) and NO CHAIN offered to the market by Propertyworld. This gorgeous flat and FIRST TIME BUYERS dream forms part of prestigious and highly regarded BARRATTS Catford Green development completed in 2018. With 4 years of NEW BUILD WARRANTY, all appliances and furniture available to the buyer PLUS 1 or 2 years SERVICE CHARGE paid in advance, this is a rare and fabulous opportunity.

The property is spacious, with lots of natural light, a great outlook and finished to the highest specification. Modern and stylish, the property retains a cosy homely feel and ideal for singles or couples. The basic details are: there is a stunning and spacious open plan kitchen / lounge which opens onto the private balcony. The kitchen is high spec and includes integrated appliances, an extensive range of high gloss wall and base units, laminate worktop and splashback plus a generous lounge space with neutral decor and a stunning oak floor. There are two beautifully presented bedrooms - both flooded in light and including storage. The modern bathroom is stunning too with tiled walls and floor, a three piece suite and shower over bath. The private balcony enjoys a great view and the local area is vibrant with lots of coffee shops, eateries, the cinema at Catford Mews and much else. Transport links are phenomenal with TWO MAINLINE stations with a few mins walk. This is a special flat so call Propertyworld on 0208 488 0011 to view.

*Subject to to final agreed price

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

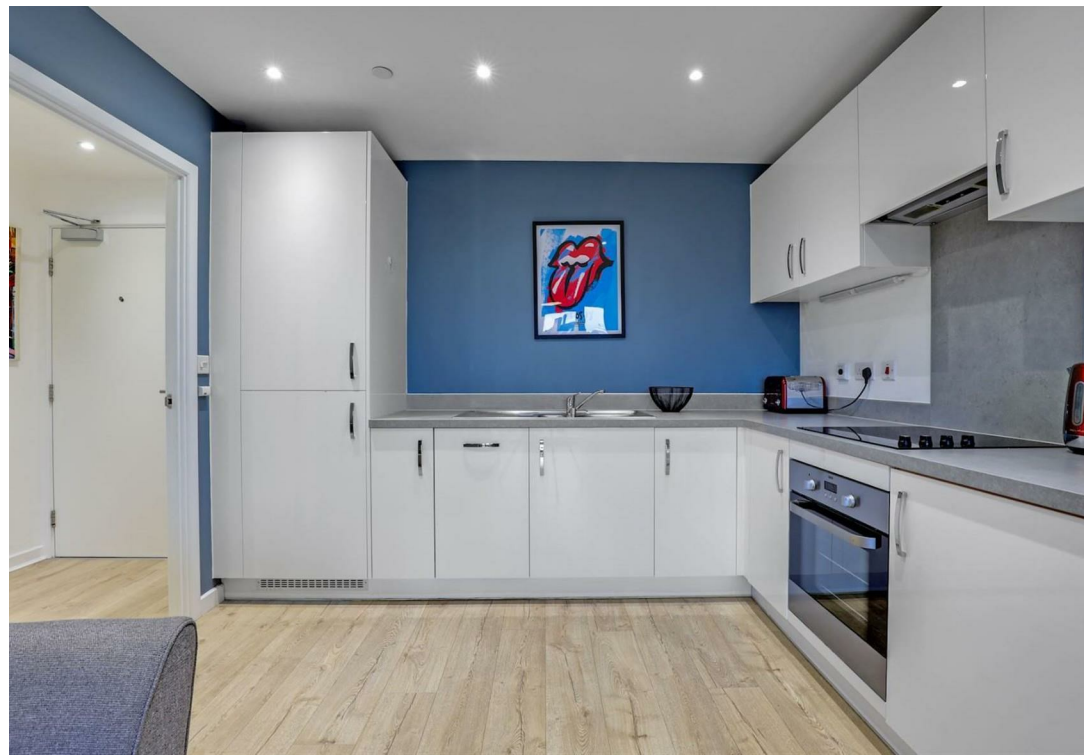
Property Summary

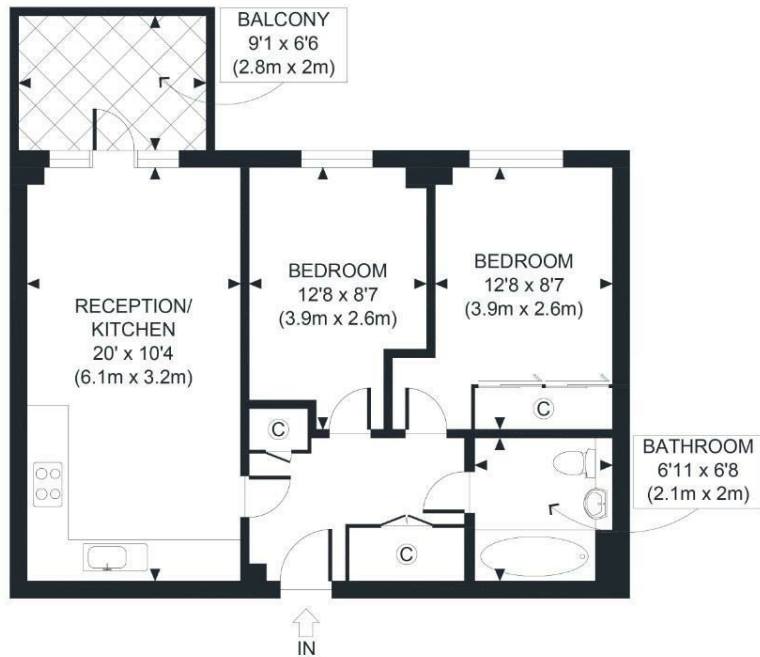
- Two bedroom flat
- Modern purpose built
- NO CHAIN
- 2 YEARS SERVICE CHARGE PAID
- ALL FURNTIURE available
- Stunning outlook
- High spec finish
- Prestigious development
- PRIVATE BACONY
- Ideal first time buy

Our Vendor Loves...

I loved the flat the minute I walked in and especially the view over the waterway and local area. As a first time buyer the fact that it was new with a special 10 year warranty gave me peace of mind. It is a much bigger new build than I had previously seen. The commute into London is easy and quick. Catford is thriving community with lots to do and lots of green spaces.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 567 SQ FT



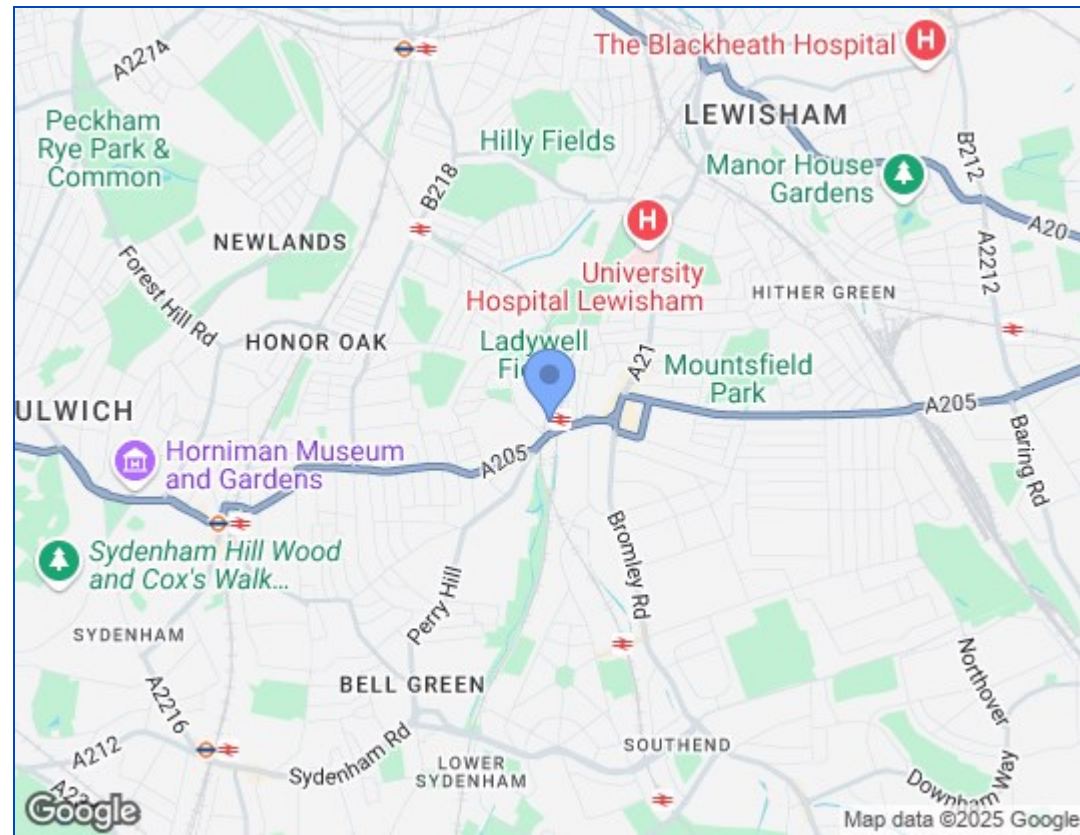
APPROX. GROSS INTERNAL FLOOR AREA 567 SQ FT / 53 SQM

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

Grosvenor Court

date 16/12/24

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(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.

