

Payne & Co.

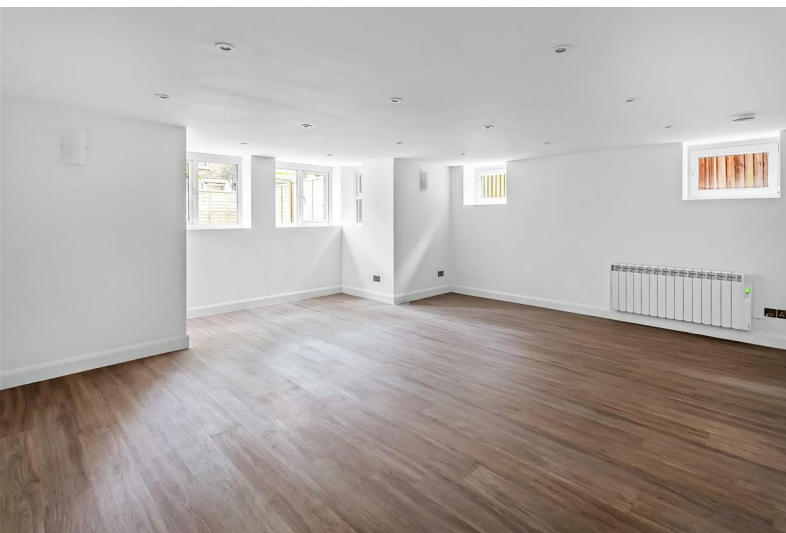


16 Upper Grove

London SE25 6JX

Leasehold

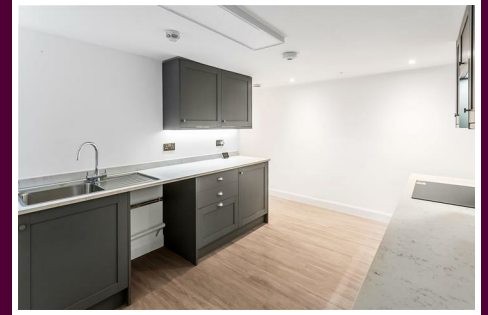
£365,000



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London SE25 6JX

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Situation

A Lower Ground Floor flat in a period residence situated within easy reach of transport links with both Norwood Junction and Selhurst Station nearby providing direct lines to London Bridge, London Victoria and Central Croydon.

Location/Directions

For Sat Nav use SE25 6JX

To Be Sold

A totally refurbished lower ground floor apartment which now offers amazingly spacious accommodation. The property is approached through its own front door and benefits from two large double bedrooms (plus a bonus storage room), large lounge and private secure enclosed garden to the rear. The recently completed refurbishment includes a newly fitted kitchen and bathroom with power shower, new double glazing throughout, rewired, new heating and acoustic sound insulation. This property is available with NO ONWARD CHAIN.

Front Door

Leading to;

Kitchen

Side aspect double glazed window and door, newly fitted with Shaker style slate grey eye and base level units, work surfaces, inset electric hob and extractor over, integrated single oven, stainless steel sink, drainer with mixer tap, space

for washing machine, LED surface mounted strip light, ceiling mounted smoke heat detector linked to fire system and interlinked smoke alarm throughout the flat, LVT flooring.

Sitting Room/Dining Room

Good size room with rear aspect bay window and side windows overlooking private garden, luxury vinyl tile flooring (LVT), electric radiator, ceiling spotlights.

Hallway

Bathroom

Newly fitted with white suite of enclosed bath with mixer tap and shower over with hand held shower and drencher, shower screen, w.c with hidden cistern and button flush, wash hand basin with storage below, glass splash back and mirrored cupboard above, heated towel rail, LVT flooring, part tiled walls, ceiling spotlights.

Double Bedroom

Two double glazed windows, LVT flooring, ceiling spotlights.

Double Bedroom

Two front aspect and one side aspect window, built in cupboard (with window), LVT flooring and ceiling spotlights.

Box Room

Ceiling spotlights, LVT flooring (note there is no window).

Tel: 01883 712261

Outside

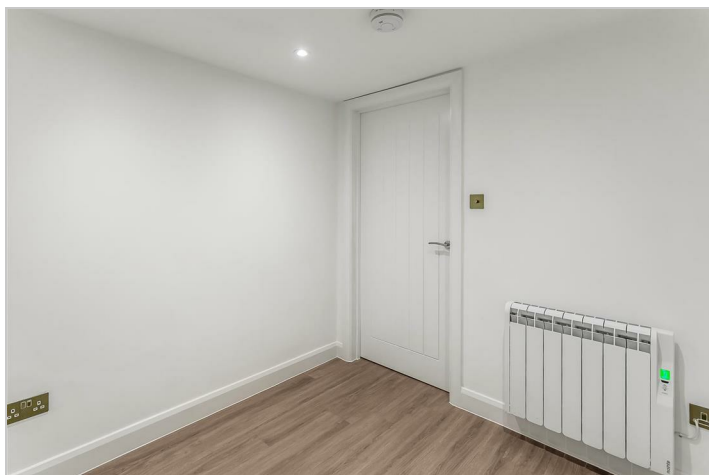
Private rear garden accessed from the side gate, patio area, area of lawn, tree and fence enclosed.

London Borough of Croydon Council Tax Band C

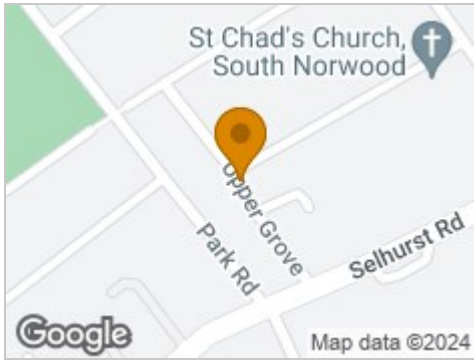
Maintenance charge - TBC

Ground rent - TBC

Lease details - TBC



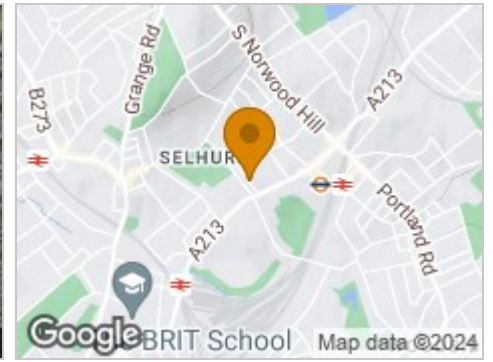
Road Map



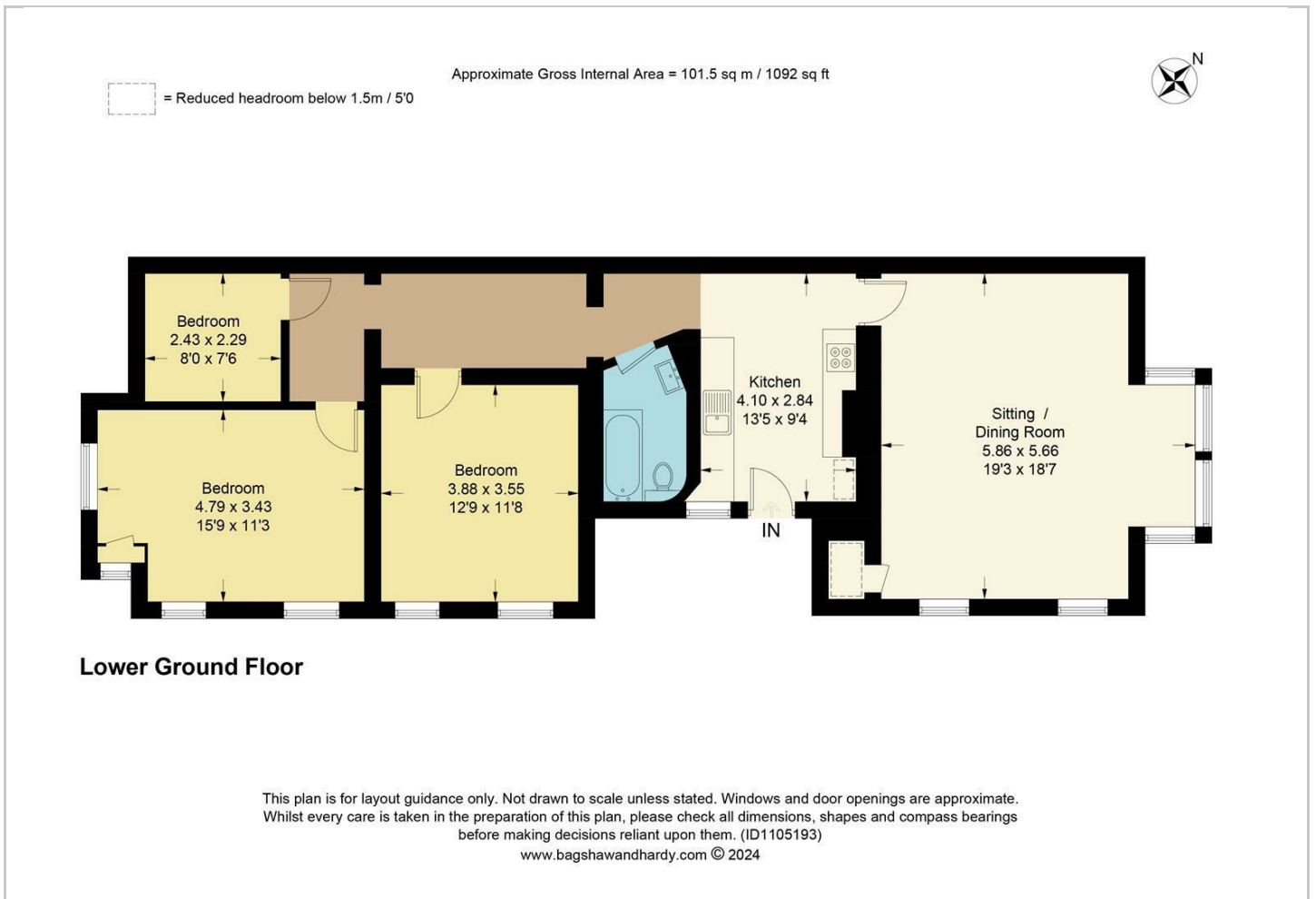
Hybrid Map



Terrain Map



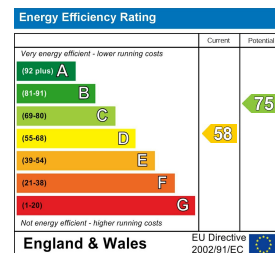
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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