



## 22 Sycamore Grove

London, SE20 8BS

**Asking Price £230,000**

Galloways welcomes a charming ground-floor, purpose-built one-bedroom flat nestled in the vibrant neighborhood of Anerley, London SE20 8BS. This property, with its own unique appeal and potential for modernisation, offers an excellent opportunity for first-time buyers, investors, or anyone seeking to create their ideal living space in a thriving part of London.

Sycamore Grove benefits from several modern conveniences, it also presents a fantastic canvas for personalisation and improvement. With some thoughtful updates and creative touches, you can transform this property into a stylish and contemporary home that perfectly suits your tastes and lifestyle.

Just a short walk away, Anerley Station provides excellent transport links to central London and beyond, making commuting a breeze. A variety of local shops, cafes, and restaurants are conveniently located nearby, ensuring that all your daily needs are met within the neighborhood. Anerley is known for its friendly community atmosphere, green spaces, and a mix of traditional and modern amenities, making it an ideal place to call home.

Bromley Council Tax Band: B £1351.00  
Tenure: 125 Years From 1 May 1982  
Service Charge: TBC  
Ground Rent: TBC

The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

- PURPOSE BUILT ONE BEDROOM FLAT
- OWN FRONT DOOR
- SOLE USE OF GARDEN
- CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO ONGOING CHAIN
- 6 MINUTE WALK TO ANERLEY STATION
- 16 MINUTE WALK TO CRYSTAL PALACE STATION
- 12 MINUTE WALK TO CRYSTAL APALACE PARK
- (ESTIMATED WALKING TIMES PROVIDED VIA GOOGLE MAPS)

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

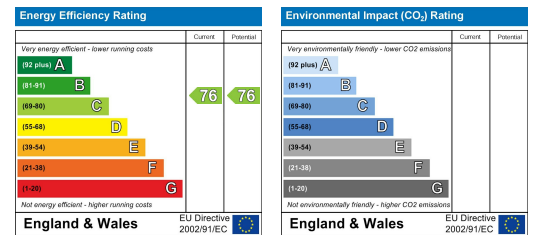
Sycamore Grove, SE20  
1 Bedroom Flat  
APPROXIMATE GROSS INTERNAL AREA: 394 SQ FT / 36.6 SQ M



## Area Map



## Energy Efficiency Graph



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.