



## 22 Ash Grove

London, SE20 7RD

**Asking Price £240,000**

Welcome to Ash Grove, London - a charming location that could be your next home sweet home! This delightful flat boasts a reception room, perfect for entertaining guests or simply relaxing after a long day. With one cosy bedroom and a well-appointed bathroom, this property offers comfort and convenience in equal measure.

Situated in a Victorian conversion, this chain-free flat exudes character and timeless elegance. The communal garden provides a tranquil retreat where you can unwind amidst nature without leaving the comfort of your home.

Benefiting from your own separate kitchen adds a touch of practicality, allowing you to whip up delicious meals with ease.

Don't miss out on this fantastic opportunity to own a piece of London's history in a prime location. Whether you're a first-time buyer, downsizing, or looking for an investment property, this flat has something to offer everyone. Book a viewing today and step into your future at Ash Grove!

Bromley Council Tax Band B £1433.00  
Tenure: Leasehold  
Lease: 147 years remaining  
Service Charge: £0.00 per annum  
Ground Rent: £100.00

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

### 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.

- ONE BEDROOM FLAT
- VICTORIAN CONVERSION
- COMMUNAL GARDEN
- SEPERATE KITCHEN
- CENTRAL HEATING
- CHAIN FREE
- CLOSE TO AMENITIES
- 6 MINUTE WALK TO BIRKBECK STATION
- 13 MINUTE WALK TO ANERLEY STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



