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**Tarragon Grove, London SE26 5ND**



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## welcome to **Tarragon Grove, London**

A beautifully presented, purpose-built one-bedroom flat, ideally located in a highly sought-after area with Sydenham and Penge High Street only a short walk away.

Perfect for first-time buyers, this bright and welcoming home benefits from an open-plan kitchen and reception area, creating a comfortable and contemporary living space.

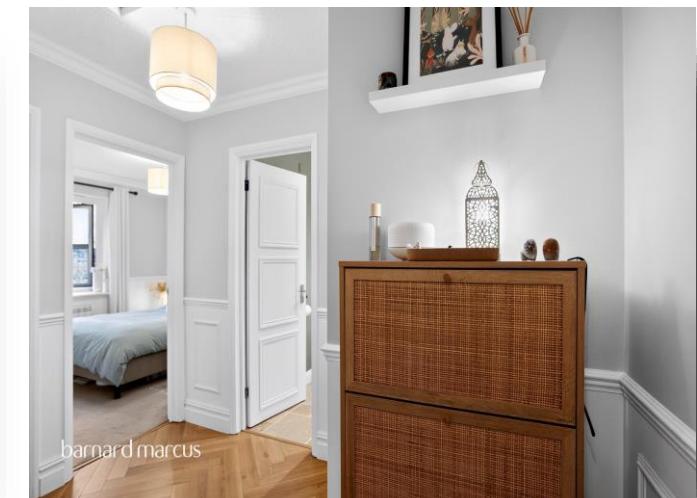
The property has been fully refurbished to a high standard and is presented in excellent condition throughout, featuring modern décor and a stylish, well-equipped kitchen with a built-in dishwasher and fridge freezer.

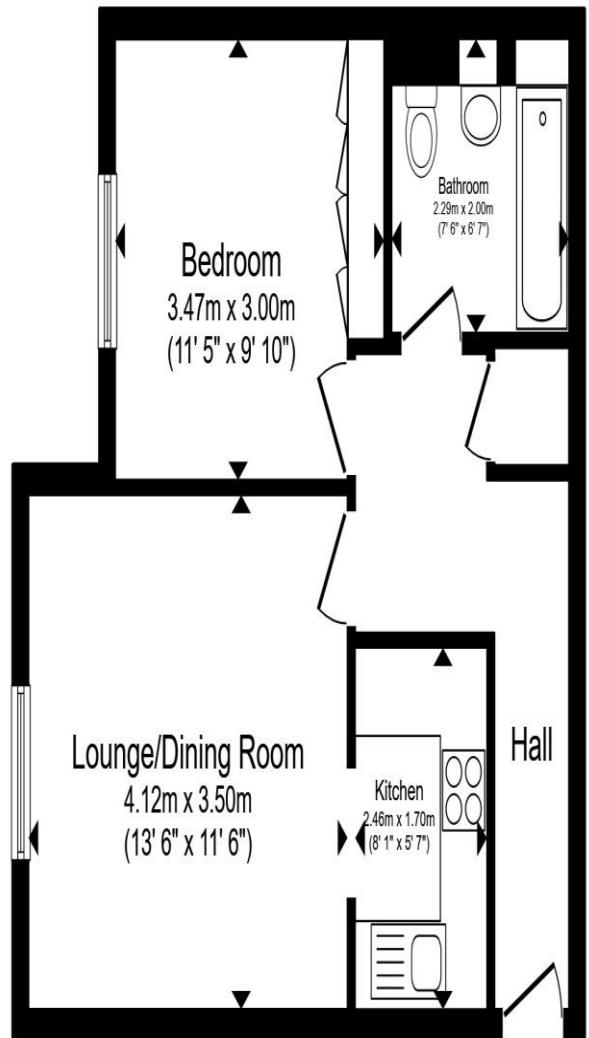
Residents also enjoy access to a communal garden and the convenience of an allocated parking bay within a residents-only car park.

The property is just a five-minute walk from Penge East Station, offering frequent services to London Victoria in approximately 20 minutes. Sydenham Station is also within easy walking distance, providing direct trains to London Bridge and Overground services to East London.

The flat is conveniently positioned close to a wide range of local amenities, with an excellent selection of local pubs, restaurants, shops and gyms nearby.

For those who enjoy outdoor space, several popular parks are nearby, including Alexandra Park, Mayow Park and Crystal Palace Park.





Total floor area 42.6 m<sup>2</sup> (458 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Tarragon Grove, London

- One bedroom
- Purpose built
- Communal garden
- Off-street parking
- Leasehold

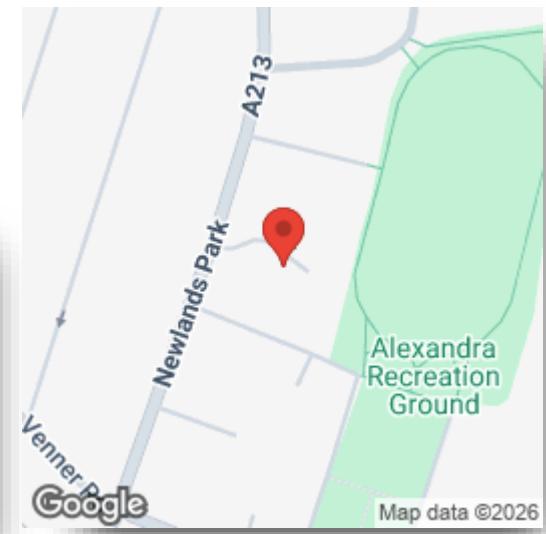
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1572.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Apr 1996.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £275,000



view this property online [barnardmarcus.co.uk/Property/SYD103156](http://barnardmarcus.co.uk/Property/SYD103156)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
SYD103156 - 0008

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