



## Baring Road, Grove Park, London, SE12 0DZ

- GUIDE PRICE £325,000 - £350,000
- SHARED REAR GARDEN
- ALLOCATED PARKING
- REFURBISHED IN 2020/2021
- TASTEFUL DÉCOR
- SHARE OF FREEHOLD
- GAS CENTRAL HEATING
- CLOSE TO GROVE PARK STATION
- CONVERSION IN DETACHED BUILDING
- CONTEMPORARY KITCHEN & BATHROOM

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## DESCRIPTION

SHARE OF FREEHOLD. Fantastic 2-bedroom Victorian conversion flat which has been tastefully decorated, found close to Grove Park station & has been fully refurbished & modernised to a high standard by the current owner since 2019.

The property benefits from a shared garden to the rear & an allocated parking space to the front & features wood laminate flooring, gas central heating, generous window apertures & coving. The bathroom features striking patterned floor tiles & white bonded brick effect wall tiles.

Measuring 61.7sq metres we feel the property is ideal for first time buyers looking for space & that it offers versatile living areas that would suit someone looking to work from home.

Here's what the owners told us:

We have really enjoyed living in Grove Park over the last five years. Our flat was perfect for us as first-time buyers, with spacious rooms & a very large, shared garden that's great for BBQs in the summer!

It's just a 2-minute walk from the train station, so you can get to London Bridge in 20 minutes & Charing Cross & Waterloo East in less than half an hour. The commute to central London is very convenient - you can go to work or have a night out in London & get back home very quickly!

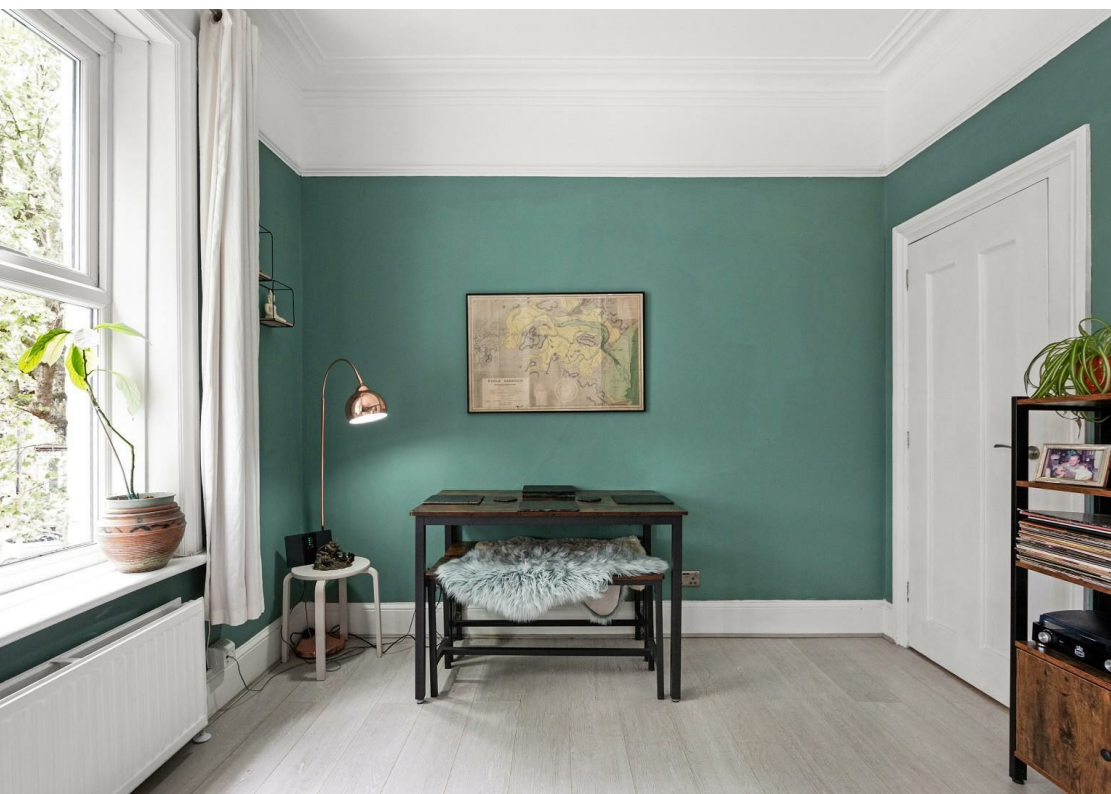
Our neighbourhood is well-connected & also has lots of amenities close by. There's several shops & two cafes, & Chinbrook Meadows is a lovely park which is a 5-minute walk away. Beckenham Place Park is also nearby which has a swimming lake which is fantastic to visit in the summer.

A big perk of Grove Park is the close proximity to Bromley, where we often visit the shops, bars, restaurants & the Picturehouse cinema. This is all just 10 minutes away on the bus. In other direction, you can get to Lewisham & Catford by bus within about 20 minutes.

Grove Park offered us the best of both worlds: the convenience of quick access to central London & the charm of a peaceful, community-oriented neighbourhood & we wholeheartedly recommend it as a great place to live









## Baring Road, SE12

Approximate Gross Internal Area  
61.7 sq m / 664 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1088402)

### Viewings

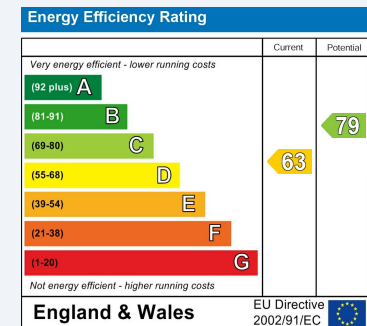
Please contact [lee@hunters.com](mailto:lee@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.