



CHARLES KNIGHT  
ESTATE AGENTS



## 88 Chinbrook Road

Grove Park, SE12 9UD

Offers in excess of £250,000

GUIDE PRICE: £275,000 - £300,000

Ideally positioned just 0.3 miles from Grove Park Station, this spacious and well-presented one-bedroom ground floor apartment offers excellent value and access to beautiful green surroundings, including a well-kept communal garden with views over the picturesque Amblecote Meadows.

Situated within a secure, low-rise block of just five properties, the apartment provides generous living space and is perfect for first-time buyers or investors alike. The layout includes a large entrance hallway with built-in storage, a bright and airy double bedroom, a modern bathroom, a spacious reception room, and a fully fitted kitchen with ample natural light.

Additional features include gas central heating, double glazing throughout, residents' permit parking, and the added benefit of no onward chain, allowing for a smooth and speedy purchase.

With Grove Park BR Station nearby, offering direct links to Lewisham (for DLR), London Bridge, Charing Cross and Cannon Street, this property combines peaceful living with excellent transport connections.

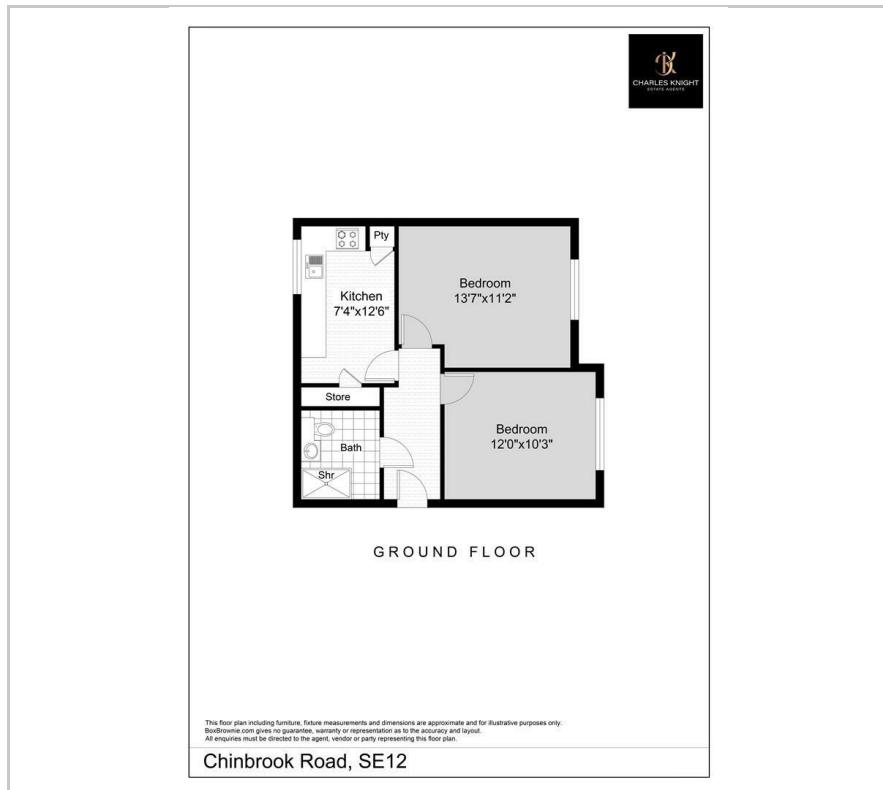
Lease Remaining: 165 Years Remaining

### Viewing

Please contact our Lewisham Office on 02088 524441 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		73	76
EU Directive 2002/91/EC			



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