



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.



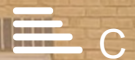
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Floor Plan

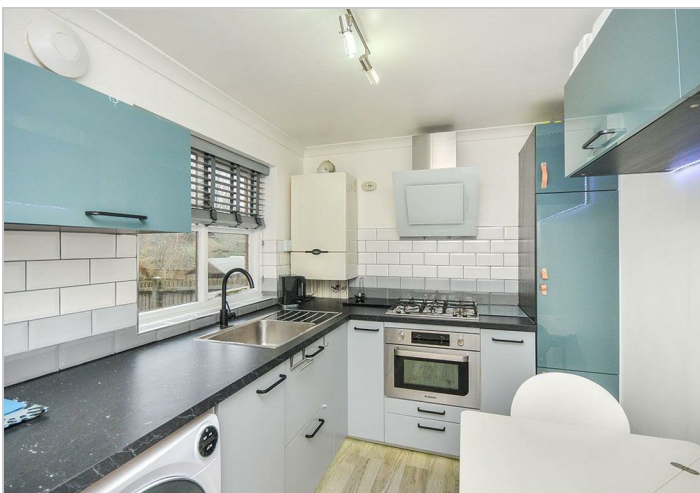
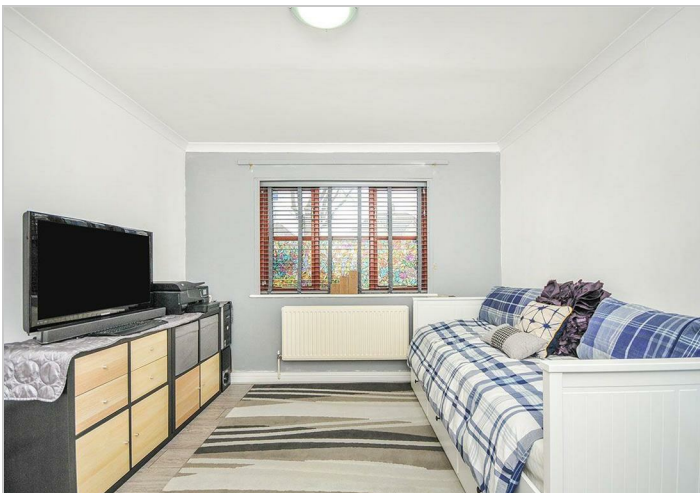


Area Map



Energy Efficiency Graph

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



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.

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