



Linden Grove, London

Guide Price £325,000



Property Summary

Guide Price: £325,000 - £350,000

A stunning one bedroom ground floor period conversion with a PRIVATE GARDEN, SHARE OF FREEHOLD and NO CHAIN offered to the market by Propertyworld. This gorgeous property has been lovingly cared for and upgraded by the current owners, and as such, it is that rare thing - a stylish, high spec yet comfortable home. Flooded in light and with beautifully proportioned accommodation throughout, the property is special. An early viewing is highly recommended.

From the main communal door, you enter into a neat and nicely presented communal hallway - shared by two flats. From here you enter the flat itself and into a bright and spacious lounge with a feature fireplace, bay window to front and bespoke recess shelving, the DOUBLE bedroom includes more storage, neutral decor and NEW laminate flooring, and looks onto the side return. You walk further along the entrance hallway to find the fabulous kitchen / diner. Flooded in light, with an extensive range of wall and base units, all appliances, tiled splashback, vinyl floor and a dining space and patio doors which lead to the gorgeous and large rear garden,. This stunning PRIVATE GARDEN, includes a mature and well maintained lawn with lots of mature shrubs and plants to side, BBQ area. With SHARE OF FREEHOLD and NO CHAIN, gas central heating, a recent redecoration and more.... this is a property to view. EPC rating is D, council tax band is B. Call Propertyworld now on 0208 488 0011 to avoid disappointment.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

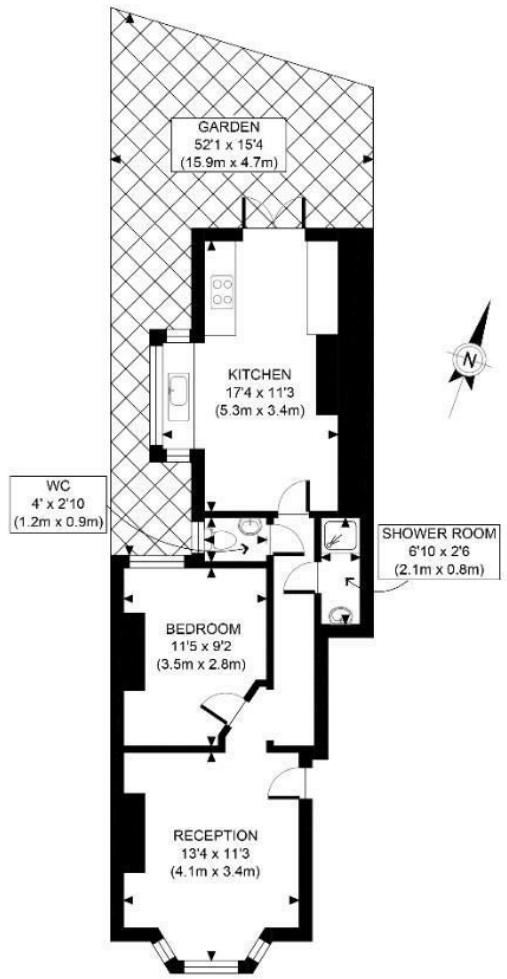
- One bedroom flat
- Ground floor
- Period conversion
- PRIVATE GARDEN
- No chain
- SHARE OF FREEHOLD
- Fabulous location
- NO GROUND RENT OR SERVICE CHARGES
- EPC rating is C
- Council tax is B

Our Vendor Loves...

The garden is a joy and unusually big for a one bedroom flat. We love the kitchen / diner which is a great place to eat and entertain and opens into the garden via patio doors. Its been a happy flat and we hope whoever moves in, loves it as much as we have done.







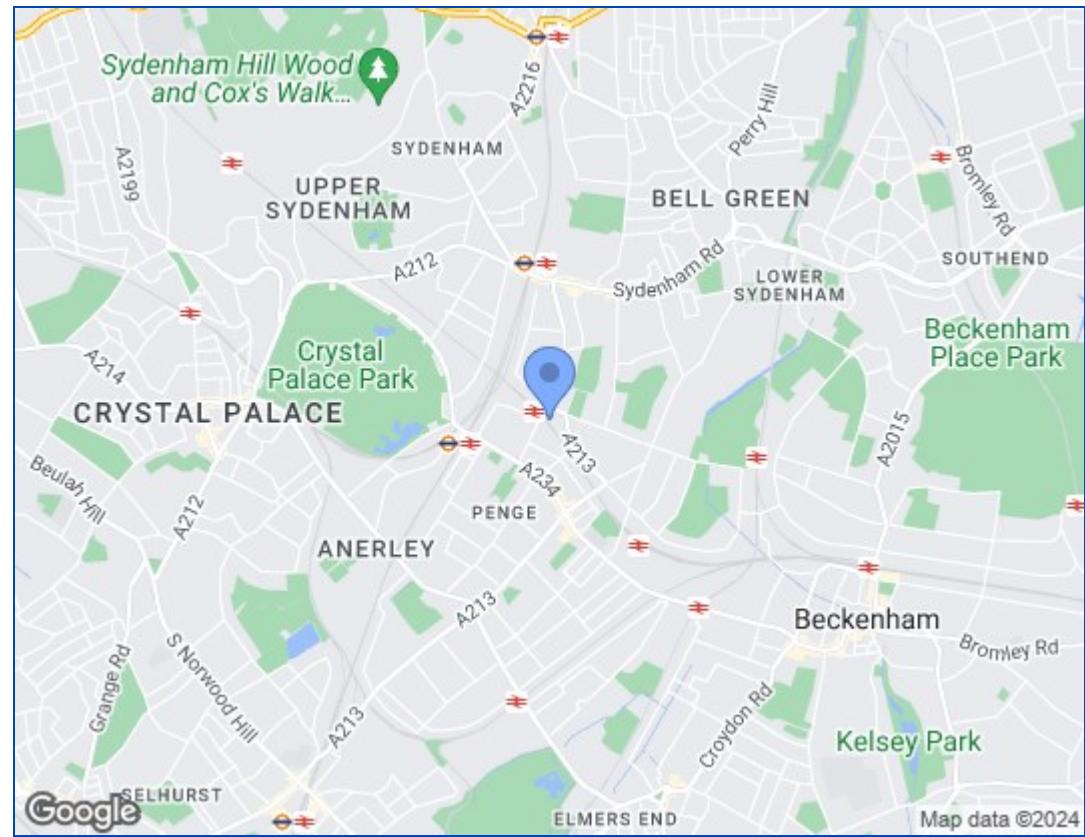
GROSS INTERNAL FLOOR AREA 521 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 521 SQ FT / 48 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

linden grove London

date 20/02/23



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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