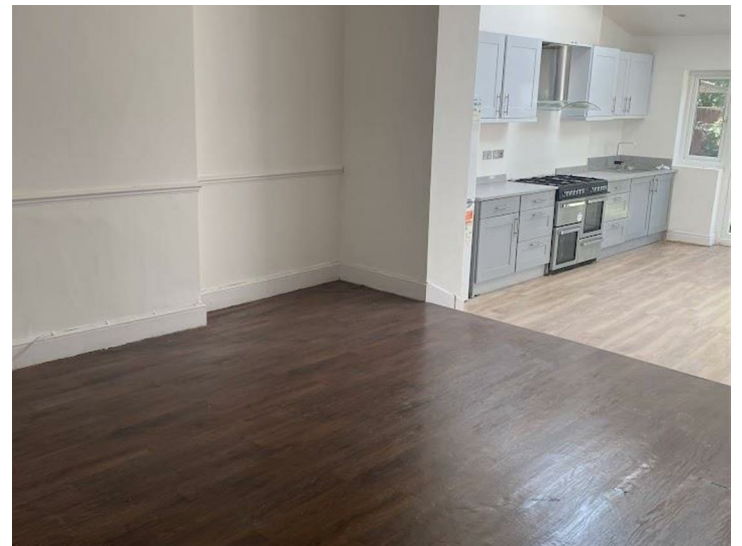


Oliver Grove, London, SE25 6EJ



Flat - Conversion

- Ground Floor Character Conversion Flat Of Maisonette Style
- Side Road Position
- Large & Impressive Kitchen/Dining/Family Room
- Share Of Freehold and Very long Lease
- Own Front Door Entrance
- Three Bedrooms
- Double Glazing & Gas Central Heating With Radiators
- Bathroom In White
- Own Private Garden
- Photographs Were Taken Before The Tenants Occupied The Property

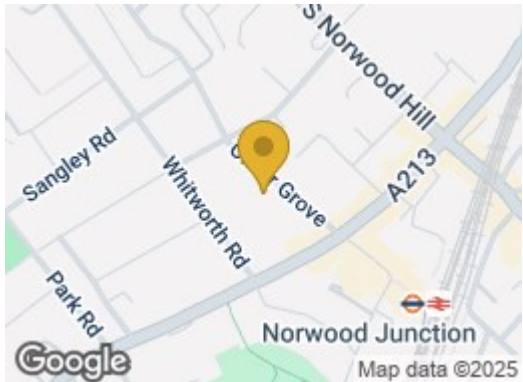
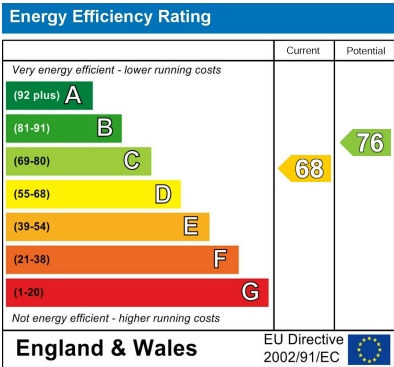
Oliver Grove, London, SE25 6EJ

This spacious ground-floor character maisonette is ideally situated on a quiet side road, just moments from the high street and local amenities. It features three generously sized bedrooms and a standout kitchen/dining/family room that must be seen to be fully appreciated. Additional benefits include double glazing, gas central heating, a well-appointed white bathroom, and a private garden section. The property also comes with a share of the freehold. Please note that building regulations for this property have not been traced and photos were taken prior to the current tenants occupation.

Share of Freehold - Lease 999 years from 25th March 1994 - Service Charge: As & When Basis - Ground Rent: Peppercorn - EPC Rating: D - Croydon Council Tax Band: C - £2204.87

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

For broadband and mobile phone coverage at the property in question please visit : <https://checker.ofcom.org.uk/>



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.