

ASKING PRICE

**£267,500**

**Willow Grove**

Chislehurst, BR7 5QP



We are around to offer you this lovely recently refurbished 1 bedroom apartment.

Walking distance from Chislehurst High Street and located on the top floor of this well presented building

The property has a large entrance hall with double storage cupboard, leading onto a well proportioned open plan living room incorporating a new contemporary kitchen including new appliances and white goods, a good sized double bedroom with built in wardrobes and a freshly completed and modern family bathroom.

The property comes with off street parking and well maintained gardens and within the lease pets are allowed.

This would make a perfect first time home or buy to let property with it's lease having been extended to approx. 131 years remaining.

The location is second to none with Elmstead Woods station just 1 mile away with mainline services into Central London. Chislehurst High Street is just 0.3 miles away with its boutique shops, multiple restaurants and coffee bars and the beautiful Chislehurst commons, ponds and surrounding woodland.

A perfect starter home or investment property and comes available with tenant or vacant possession.

This is an opportunity not to be missed, call to arrange your viewing.

Approx. 131 years remaining on lease

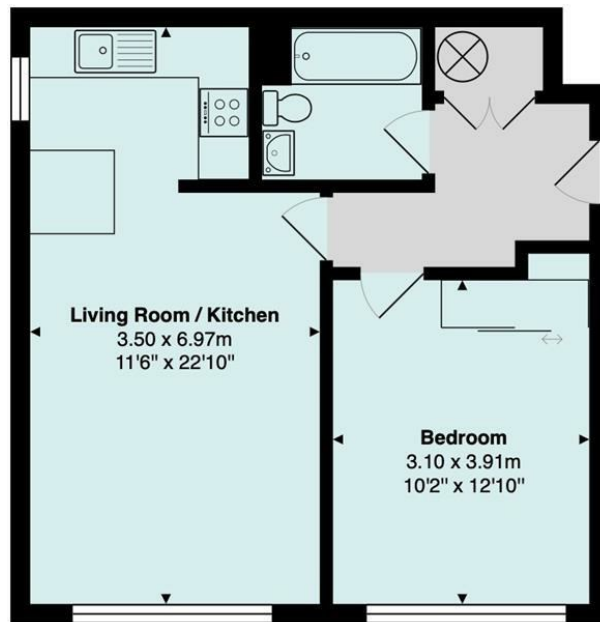
Approx. Ground rent - a peppercorn

Approx. service charge £1,436









Total Area: 46.5 m<sup>2</sup> ... 501 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**  
88 Cheshire Street  
London  
E2 6EH

**OFFICE DETAILS**  
0207 739 6969  
info@peachproperties.com  
www.peachproperties.com