



ESTATE AGENT



## Lupton Close

London, SE12 0DR

Guide price £270,000

\*\*\* Guide Price £270,000 - £280,000 \*\*\*

Located moments from Grove Park Rail Station is this top-floor one-bedroom flat with private west-facing balcony.

Presented in excellent condition, the accommodation comprises entrance hall with storage cupboard / walk-in wardrobe, three-piece bathroom, spacious master-bedroom, separate fitted kitchen with serving-hatch, and a cosy living area with feature fireplace, as well as access to a west-facing private balcony.

Additional benefits include combi-boiler and gas central heating, double-glazing, off-street parking, and attic storage.

The property is conveniently located just 0.1 miles from Grove Park Station offering direct links into Central London in approximately 17 Minutes.

A full professional video tour can be found on our Instagram page. Why not give us a follow? @br.estateagent

EPC: C.

### Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.

- Top-Floor Flat
- Private West-Facing Balcony
- Storage Cupboard / Walk-in Wardrobe
- Three-Piece Bathroom
- Spacious Master Bedroom
- Separate Fitted Kitchen with Serving-Hatch
- Feature Fireplace
- Attic Storage
- Off-Street Parking
- 0.1 miles From Grove Park Station

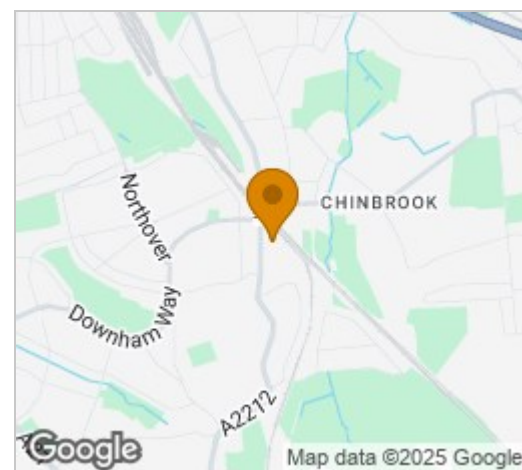




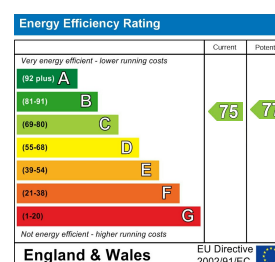
## Floor Plan



## Area Map



### Energy Efficiency Graph



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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