



1 Napier Court, Somertrees Avenue, London, SE12 0BZ

Price Guide £500,000

- Three Bedrooms
- Popular Location
- Station Close By
- Town House
- No Onward Chain
- EPC Rating D

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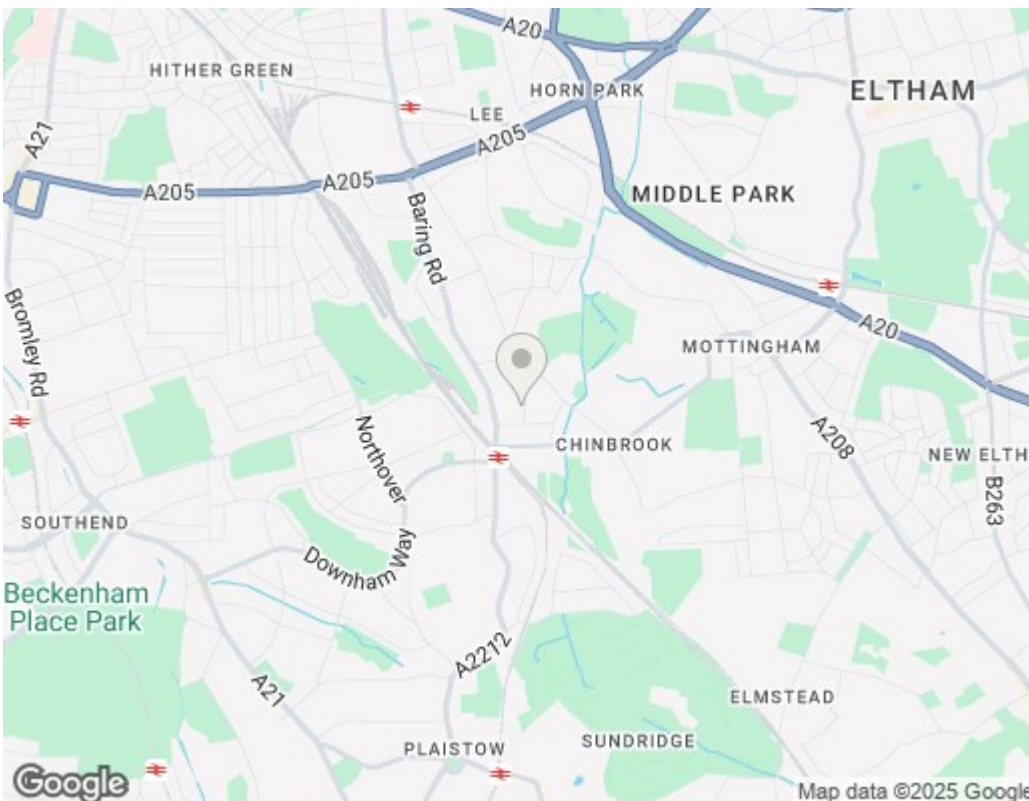
Situated within a popular development in the heart of Grove Park, we are pleased to welcome this three bedroom home to the market. The accommodation is arranged over three floors and the ground floor offers a kitchen/diner plus a conservatory with access onto the secluded rear garden. The first floor has a 13'8 x 13'1 reception room which has lots of natural light, plus a good size bedroom. The first floor has two well proportioned bedrooms plus an en-suite shower room and a main family bathroom. Being an end of terrace the gardens are to the side and the rear. Napier Court is ideally located for commuters with the closest station under 0.5 of a mile away. There are plenty of popular schools and green spaces close by. No onward chain.

Please note there is an estate charge of £316.19 pa.



Council Tax Band: E





Viewings

Viewings by arrangement only.
Call 0208 859 1100 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC