



## 37 Marbrook Court Chinbrook Road, Grove Park, London, SE12

911A  
Price Guide £225,000

- Two Double Bedrooms
- In Need Of Modernisation
- 9'6 Kitchen
- Split Level Flat
- 15'9 Reception Room
- EPC Rating C



# 37 Marbrook Court Chinbrook Road, London SE12 9UA

Guide Price £225,000 - £235,000

Are you looking for a project? Something to put your own mark on? If so, this two double bedroom flat could be what you are looking for! Conveniently located for Grove Park station, the current accommodation is arranged over two floors and comprises of a 15'9 reception room, 9'6 kitchen, bathroom and two good sized bedrooms. No onward chain.

Tenure - Leasehold - 83 years

Service Charge - £1697.42 pa

Ground Rent - £10.00 pa

Council Tax - Lewisham Band B



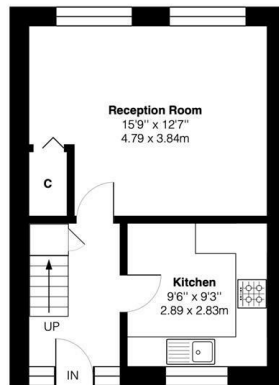
Council Tax Band: B



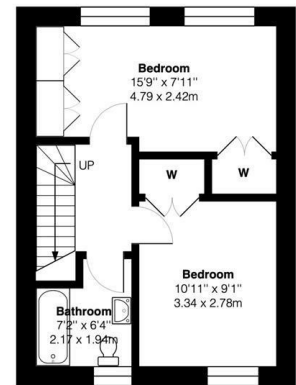


Chinbrook Road, SE12

Approximate Gross Internal Area = 720 sq ft / 66.9 sq m



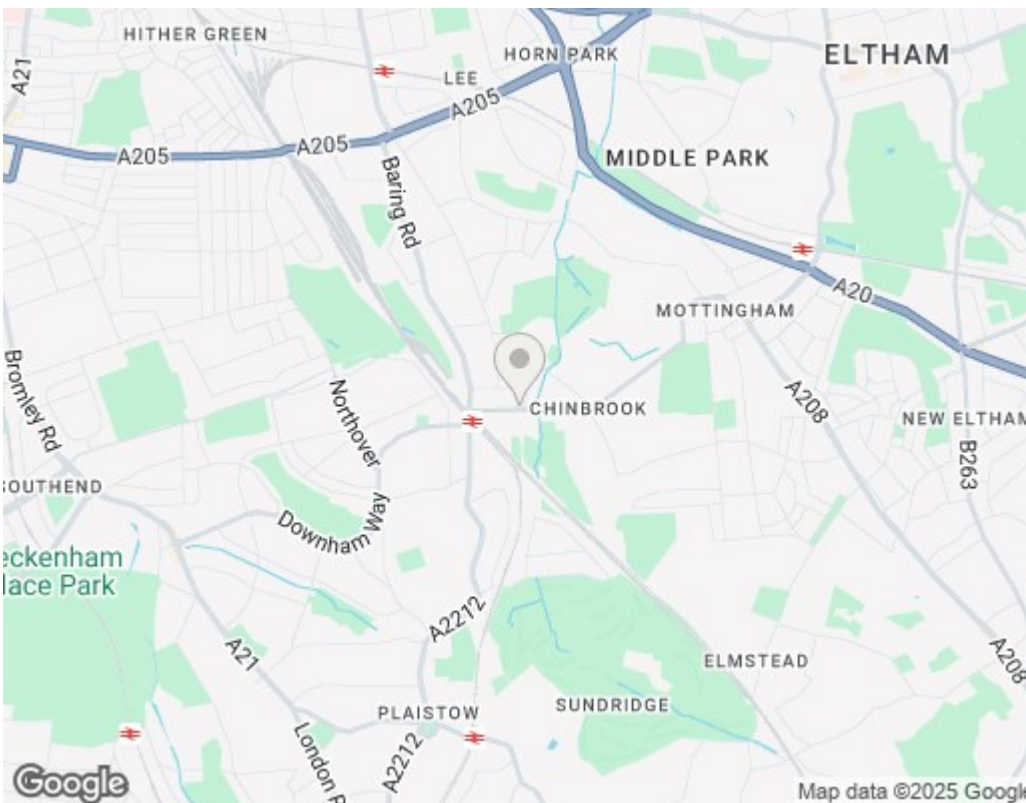
Ground Floor



First Floor

**IrwinScott**

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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## Viewings

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

## EPC Rating:

C

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