

### Directions

### Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

### EPC Rating

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>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



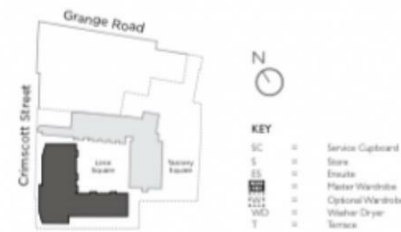
CN187 Flat 52, Grange Road, London, SE1 3BH

£3,750



**PLOT 55**  
2 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	8.21m x 4.54m	26'11" x 14'11"
<b>BEDROOM 1</b>	5.30m x 3.19m	17'5" x 10'6"
<b>BEDROOM 2</b>	4.58m x 3.33m	15'0" x 10'11"



# Grange Road, London SE1 3BH

Nestled on the charming Grange Road in London, this splendid flat offers a unique blend of its character and modern living. Spanning an impressive 2,055 square feet, the property boasts a spacious layout that is perfect for both relaxation and entertaining.

Upon entering, you are welcomed into a generous reception room, which serves as the heart of the home. This inviting space is ideal for hosting guests or enjoying quiet evenings in. The flat features two well-appointed bedrooms, providing ample space for rest and privacy. Each bedroom is designed to be a tranquil retreat, ensuring a peaceful night's sleep.

The property includes two bathrooms, thoughtfully designed to cater to the needs of modern living. This feature adds convenience and comfort, making it suitable for families or those who enjoy having guests.

Located in a vibrant area of London, residents will benefit from easy access to local amenities, transport links, and the rich cultural offerings of the city. This flat is not just a place to live; it is a lifestyle choice that combines elegance, space, and convenience in one of the capital's most sought-after locations.



Council Tax Band: E

