



COCKBURN
ESTATE AND LETTINGS AGENTS

Amblecote Road

SE12 9TN

***** CHAIN FREE SALE *****

Offered to the market chain free, this spacious two double bedroom apartment presents a fantastic opportunity for buyers seeking a complete blank canvas to create their ideal home or a smart addition to a buy-to-let portfolio.

Situated on the first floor, the property boasts a well-proportioned layout spanning 612 sq ft, including a generous reception room, separate kitchen, two double bedrooms, and a modern bathroom. With plenty of natural light throughout and finished to a great spec, this home is perfectly suited to those looking to add value and personalise their space.

A key benefit is that the lease will be extended upon completion, offering peace of mind for future ownership, alongside low service charges and ground rent, making it an attractive and cost-effective investment. Ideally located within walking distance of Grove Park railway station, the property provides excellent transport links into Central London. A range of reliable bus routes also keep you well connected to nearby areas including Bromley, Eltham, and Lewisham. For those who enjoy green open spaces, the beautiful Chinbrook Meadows is just a stone's throw away, offering scenic walks, parkland, and a peaceful escape from city life.

Lease Length 74 Years - To Be Extended To 139 Years Upon Completion
Service Charge £1,100 Per Annum
Ground Rent £20 Per Annum



Key Features:

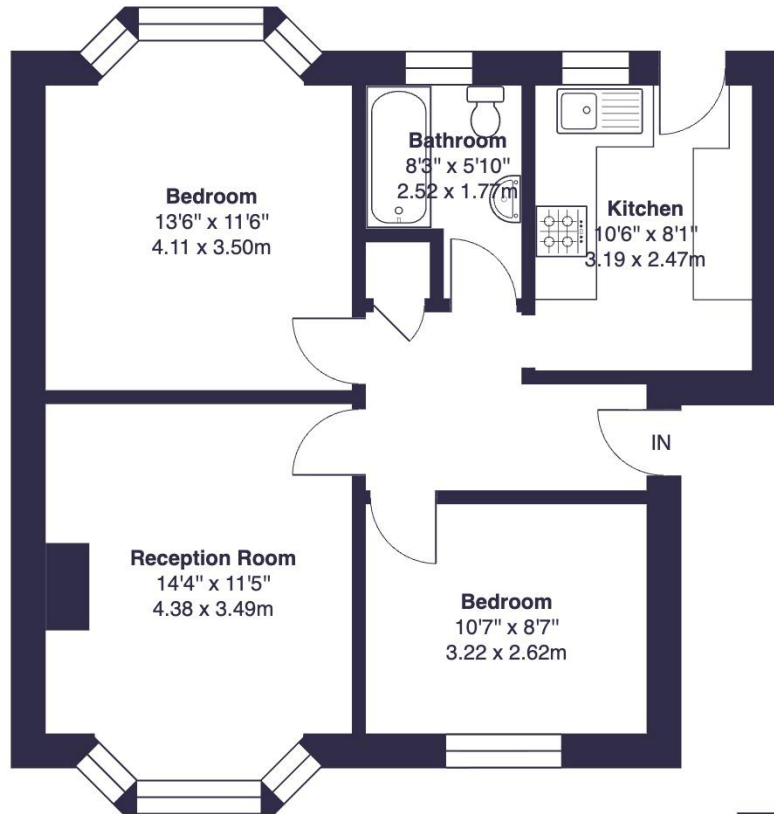
- ❑ Chain Free Sale
- ❑ Two Bedroom First Floor Apartment
- ❑ Complete Blank Canvas
- ❑ Lease To Be Extended Upon Completion
- ❑ Perfect First Time Purchase
- ❑ Ideal Buy To Let Investment
- ❑ Low Service Charge & Ground Rent
- ❑ Walking Distance To Grove Park Railway Station And Ample Bus Routes
- ❑ Stones Through From Chinbrook Meadows
- ❑ Council Tax Band B - London Borough Of Lewisham





Amblecote Road, SE12

Approximate Gross Internal Area = 612 sq ft / 56.9 sq m



First Floor



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. No liability is accepted for any errors. By Prime Square Photography / Copyright 2026

EPC: C

COUNCIL TAX BAND: B

TENURE: Leasehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road
New Eltham
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