



Grange Road, London, SE25

Guide Price £290,000

2 1

Please Quote Ref AA1262 For All Enquiries- Directly opposite the open green spaces of Grangewood Park, this two-bedroom split-level apartment benefits from a large private garden and a share of freehold.

Floor Area

820 sq. ft.

Tenure

None

Service Charge

£ per annum

Ground Rent

£ per annum

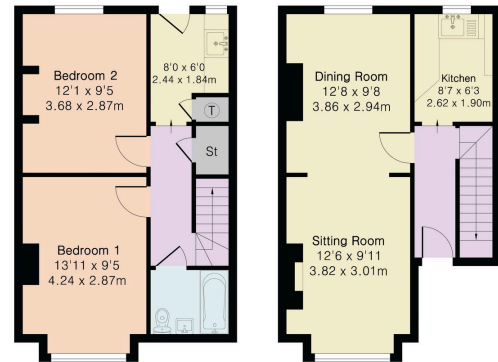
- Please Quote Ref AA1262 For All Enquiries
- Large private garden
- Directly opposite Grangewood Park
- Scope to create a bespoke, modern home
- Two-bedroom split-level apartment
- Share of freehold
- Full renovation required – excellent investment or project opportunity
- Excellent transport links- Thornton Heath, Selhurst & Norwood Junction stations are in close proximity



Approximate Gross Internal Area 820 sq ft - 76 sq m

Lower Ground Floor Area 430 sq ft – 40 sq m

Ground Floor Area 390 sq ft – 36 sq m



Lower Ground Floor

Ground Floor

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