



## 22 Ash Grove

London, SE20 7RD

**Asking Price £230,000**

Welcome to Ash Grove, London - a charming location that could be your next home sweet home! This delightful flat boasts a reception room, perfect for entertaining guests or simply relaxing after a long day. With one cosy bedroom and a well-appointed bathroom, this property offers comfort and convenience in equal measure.

Situated in a Victorian conversion, this chain-free flat exudes character and timeless elegance. The communal garden provides a tranquil retreat where you can unwind amidst nature without leaving the comfort of your home.

Benefitting from your own separate kitchen adds a touch of practicality, allowing you to whip up delicious meals with ease.

Don't miss out on this fantastic opportunity to own a piece of London's history in a prime location. Whether you're a first-time buyer, downsizing, or looking for an investment property, this flat has something to offer everyone. Book a viewing today and step into your future at Ash Grove!

Bromley Council Tax Band B £1433.00

Tenure: Leasehold

Lease: 147 years remaining

Service Charge: £0.00 per annum

Ground Rent: £100.00

The vendor has provided the above information in good faith. Galloways has not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- ONE BEDROOM FLAT
- VICTORIAN CONVERSION
- COMMUNAL GARDEN
- SEPERATE KITCHEN
- CENTRAL HEATING
- CHAIN FREE
- CLOSE TO AMENITIES
- 6 MINUTE WALK TO BIRKBECK STATION
- 13 MINUTE WALK TO ANERLEY STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



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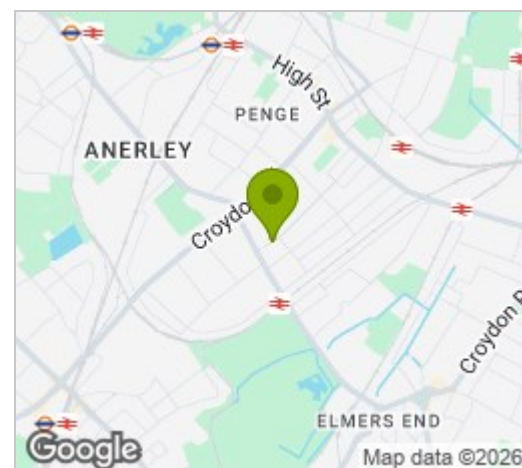
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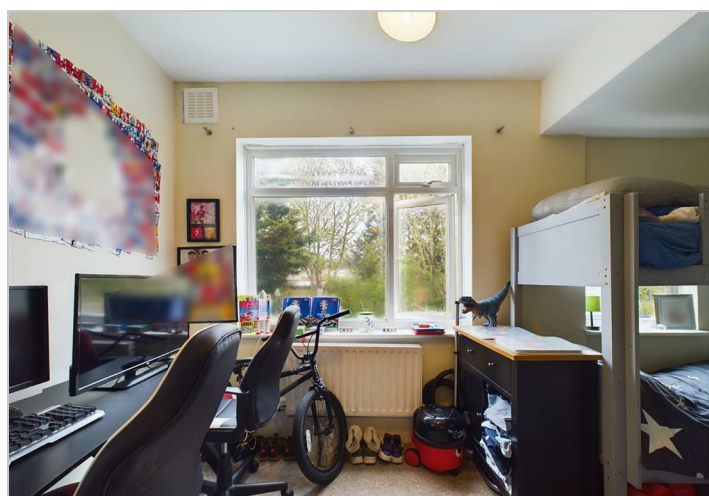
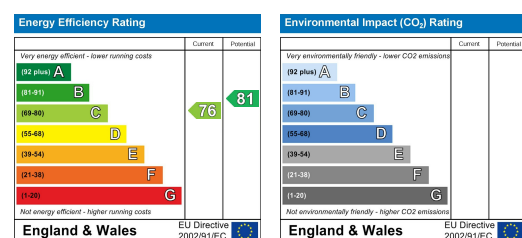
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.