

COCKBURN
ESTATE AND LETTINGS AGENTS

Grove Park Road

SE9 4NP0

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

Discover this inviting one-bedroom first-floor flat, set in the tree-lined Grove Park Road, Mottingham, offering comfortable living with the significant benefit of a chain-free sale and a valuable share of the freehold, making it an ideal choice for first-time buyers or those seeking a convenient lifestyle.

Step inside this well-presented home to find a bright reception room, well-lit with the double-glazed panoramic windows, providing ample space for relaxation and entertaining. The fitted kitchen boasts a gas cooker, wide worktops, and generous cupboard space, perfect for any home chef. The spacious double bedroom benefits from built-in wardrobes, offering excellent storage solutions. A well-appointed bathroom completes the internal layout, alongside plentiful additional storage space found throughout the property. Residents will appreciate the convenience of communal parking and access to a shared garden, ideal for enjoying outdoor moments. With a remarkable 990-year lease length and a share of the freehold, this property presents a secure and appealing ownership opportunity.

Situated in Mottingham, this home boasts excellent transport links, being within walking distance of Mottingham Railway Station, offering convenient services for commuters. The property is also within easy reach of Mottingham Village shops, eateries, and local amenities, providing effortless access to everyday essentials and a vibrant community atmosphere. New owners will also benefit being within easy reach of Eltham high street shops and leisure facilities, the prestigious Royal Blackheath Golf Club & also Bannatyne's Health Club. This property is an excellent choice for a first-time purchase or a smart investment in a well-regarded location.

Lease Length 990 Years | Service Charge £720.00 Per Annum (all figures are approx.)







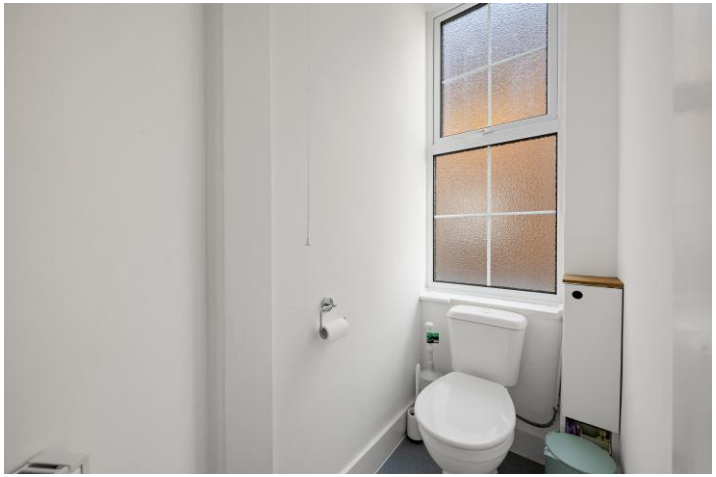






Key Features:

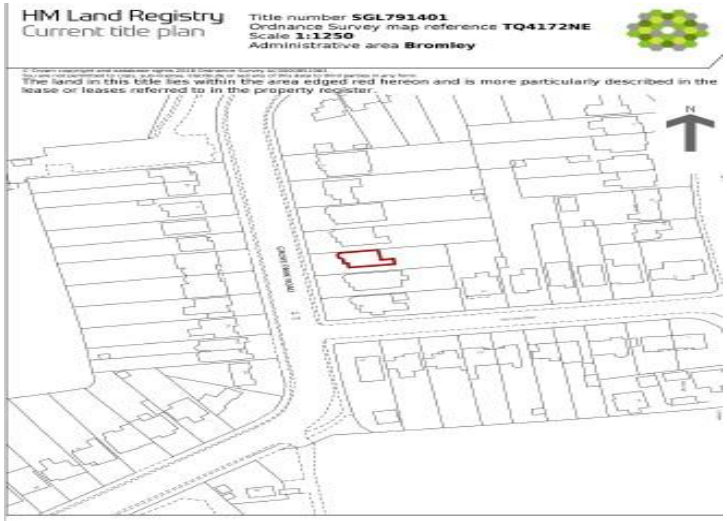
- ❑ Chain Free Sale
- ❑ Share Of Freehold
- ❑ Large Double Bedroom With Built In Wardrobes
- ❑ Fitted Kitchen With Gas Cooker, Wide Worktops & Ample Cupboard Space
- ❑ Communal Parking + Shared Garden
- ❑ Plentiful Storage Space Throughout
- ❑ 990 Years Lease Length
- ❑ Walking Distance To Mottingham Railway Station
- ❑ Easy Reach Of Mottingham Village Shops, Eateries & Amenities
- ❑ Council Tax Band C - London Borough Of Bromley

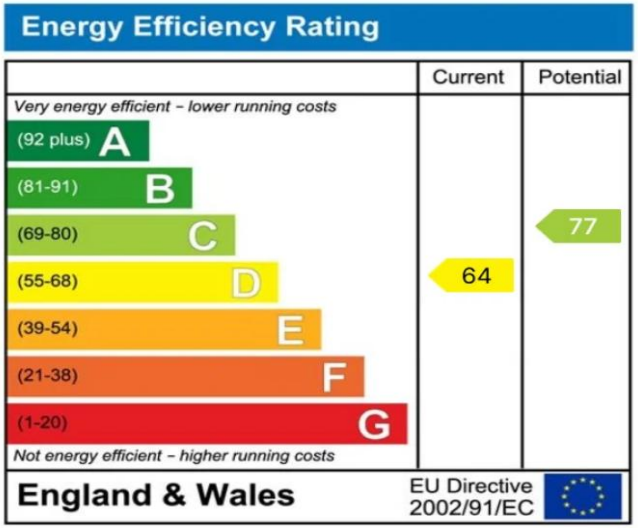






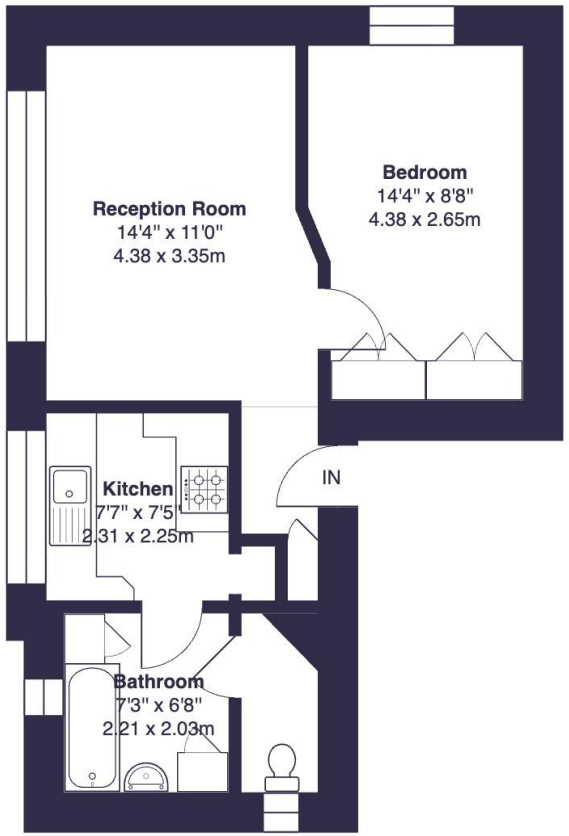






Grove Park Road, SE9

Approximate Gross Internal Area = 447 sq ft / 41.5 sq m



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
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.
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EPC: D

COUNCIL TAX BAND: C

TENURE: Share Of Freehold

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.

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