



Grange Road, London, SE25

London

**Guide Price
£270,000**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 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.

The property is in need of complete renovation, making it an excellent opportunity for investors or buyers keen to create a bespoke home. Set across two levels, it offers a generous footprint with real scope for reconfiguration and modernisation. The garden adds fantastic outdoor potential – ideal for entertaining, landscaping, or simply enjoying your own private green space.

Grange Road is well connected, with excellent transport links into Central London from Thornton Heath, Selhurst, and Norwood Junction stations. Local shops, cafés and amenities are also within easy reach, making this a convenient as well as exciting project.





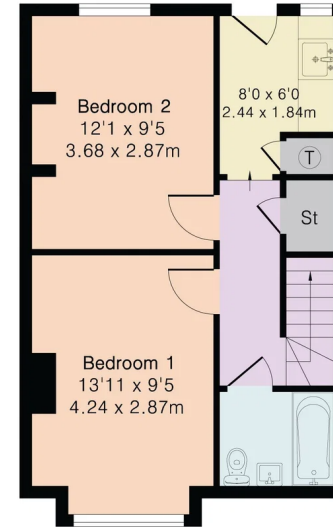




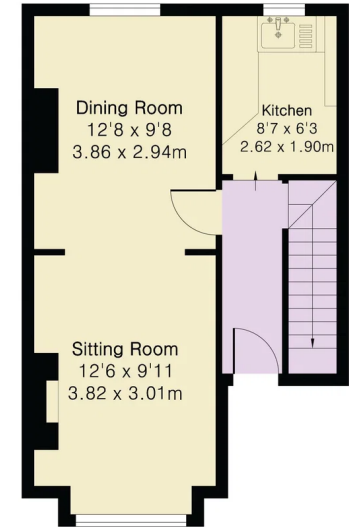
Approximate Gross Internal Area 820 sq ft - 76 sq m

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	

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