



Linden Grove | London, SE26 5PH

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OIEO £250,000

Leasehold

EPC = D

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Linden Grove, London

Wonderful one double bedroom period conversion flat offered chain free with potential to convert the loft (STPP), high ceilings, double glazing and ample storage, set in a peaceful cul-de-sac location excellent for Penge East and West station, Sydenham and Penge high street, Crystal Palace Park and Alexandra Recreation Ground

Property Features

- One Double Bedroom
- Potential Loft Conversion (STPP)
- Period Conversion Flat
- High Ceilings
- Chain Free
- Peaceful Cul-De-Sac
- Moments From Penge East and West Station



Interior

Entrance Hall

Lounge Two double glazed south facing windows to front, high ceiling, carpet, radiator

Kitchen/Diner Double glazed window to rear, range of wall and base units, laminate work surface, stainless steel sink unit with drainer, integrated stainless steel oven and hob, fridge/freezer and washing machine to remain, laminate flooring, radiator

Bedroom Double glazed window to rear, high ceiling carpet, radiator

Bathroom Double glazed window to side, panelled bath, mixer tap and shower attachment, wash hand basin, low flush WC, laminate flooring, radiator

Additional Information

Double glazing

Central heating

Access to loft

Potential loft conversion (STPP)

Ample Storage

First floor

Chain free

Period conversion flat

High ceilings

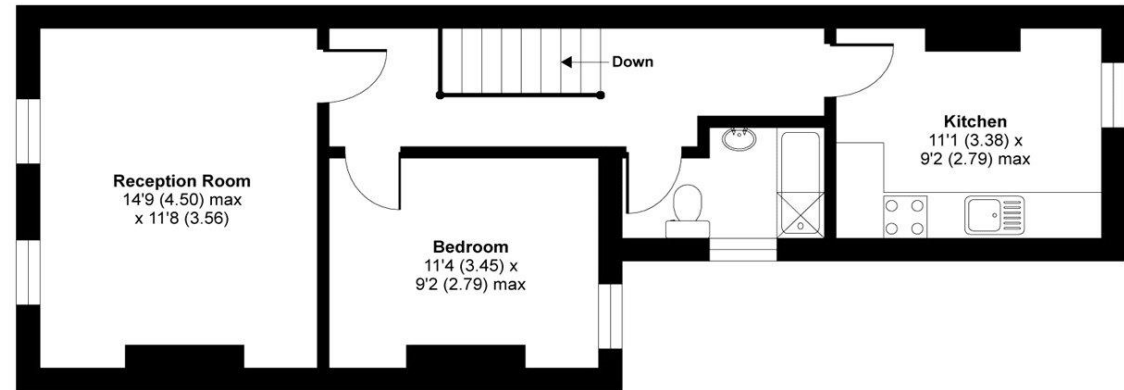
Peaceful and central cul-de-sac location

Excellent for Penge East and West station

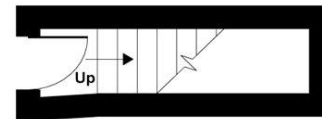
Ideal for Sydenham and Penge high street

Convenient for Alexandra Recreation Ground and Crystal Palace Park

APPROX. GROSS INTERNAL FLOOR AREA 575 SQ FT 53.4 SQ METRES



FIRST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





Property Location

Linden Grove, London, SE26 5PH



“Owner’s Comments”

This is the first property I purchased and it has been a brilliant home and investment. It is a very bright flat with a great sense of space added by the high ceilings. I recently installed a new boiler which is still in warranty. The loft is ideal for conversion, which would enhance the living space and value of the flat. The location is amazing, it is a quiet little road but very central. The station is a stones throw away providing east access into central London and the city.

**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8776 6660

Robinson Jackson
256 Kirkdale,
Sydenham,
London SE26 4NL

sydenham@robinson-jackson.com

