



Grove Place | Eltham, SE9 5AN



Guide Price £325,000 - £345,000

Leasehold

EPC = B

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Grove Place, London

Spread over 756sq.ft is this one bedroom ground floor apartment as big as two bedrooms within this modern development close to Eltham high street and station. Benefitting private patio and parking.

Property Features

- Larger Than Average One Bedroom
- Opportunity To Convert To Two Bedroom
- 21ft x 19ft Open Plan Kitchen/Reception Room
- Private Patio
- Allocated Parking
- Convenient Location



Interior

Communal Entrance: Entry phone system, post boxes and lift to all floors.

Entrance Hall: Entry phone system, solid wood flooring and storage/utility cupboard.

Open Plan Kitchen/Reception Room: 6.69m x 5.99m (21'11" x 19'8") 'L' Shaped room fitted with a range of modern wall and base units with complimentary work surfaces. Stainless steel sink unit with mixer tap, electric oven, ceramic hob, extractor, integrated microwave, integrated fridge/freezer, integrated dishwasher. Double glazed door leading to private patio area and solid wood flooring.

Bedroom: 3.89m x 3.38m (12'9" x 11'1") Full height windows overlooking communal gardens, fitted wardrobe and carpet as fitted.

Bathroom: Fitted with a white three piece suite comprising of a cistern enclosed WC, vanity wash hand basin, panelled bath with shower over and glass shower screen. Chrome heated towel rail, part tiled walls and tiled flooring.

Exterior

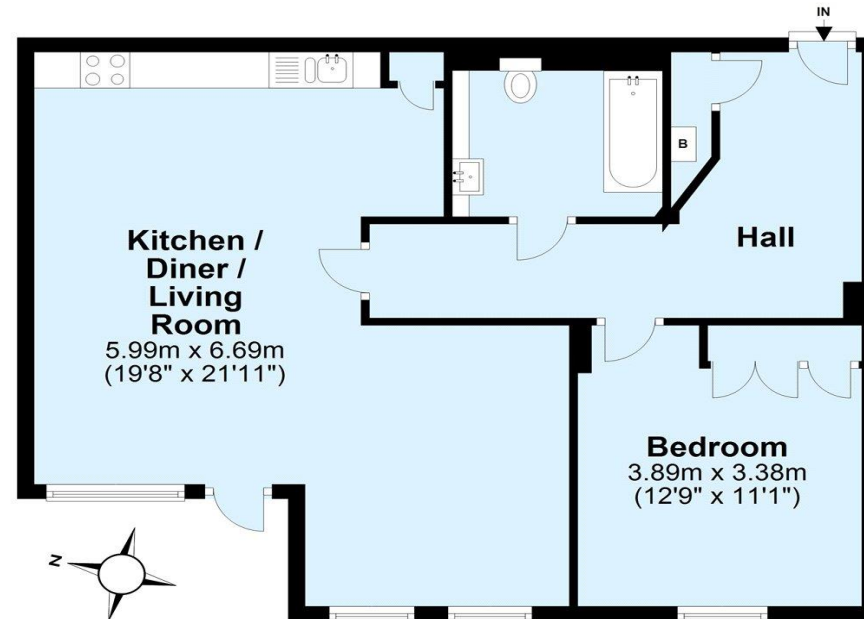
Private Patio Area: Paved patio area to rear of building.

Allocated Parking: Secure allocated parking to rear of development.

Communal Grounds:

Ground Floor

Approx. 70.3 sq. metres (756.3 sq. feet)



Total area: approx. 70.3 sq. metres (756.3 sq. feet)

Plan produced using PlanUp.





Property Location

Grove Place, Eltham, SE9 5AN



Leasehold Information

Original Lease: Approx 999 Years from 2017

Unexpired Lease: Approx 996 Years Remaining

Current Ground Rent: £250 Per Annum (maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Service Charge: Approx £275 Per Month

Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million being spent on a High Street revitalisation programme which include a new multi-screen cinema complex with restaurants and sky bar. There's a mainline train station offering a direct route to London and the magnificent Art Deco Eltham Palace. The Heritage Restaurant & Bar at the Tudor Barn, a modern leisure centre, the Bob Hope Theatre and Well Hall Pleasaunce can all be found in the town.

FOR MORE INFORMATION
CONTACT US TODAY.

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