

# Grove Place | Eltham, London, SE9 5AN



Asking Price £300,000

Leasehold

EPC = B



## Grove Place, Eltham

Offered to the market chain free is this one bedroom first floor apartment spread over 63sqm. Featuring a 23ft open plan kitchen/living room and private West facing balcony overlooking communal gardens. Convenient for all local amenities and nearby green outdoor spaces.

# **Property Features**

- 23ft Open Plan Kitchen/Living Room
- Spread Over 63Sqm
- Modern Fitted Kitchen
- Modern Bathroom Suite
- Private West Facing Balcony
- Communal Gardens
- Convenient Location
- Chain Free









## Interior

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

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

**Kitchen/Reception Room:** 7.29m x 4.01m (23'11" x 13'2") 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 balcony and solid wood flooring.

**Bedroom:** 4.40m x 3.89m (14'5" x 12'9") Full height windows overlooking balcony and gardens, fitted wardrobe and carpet.

**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.

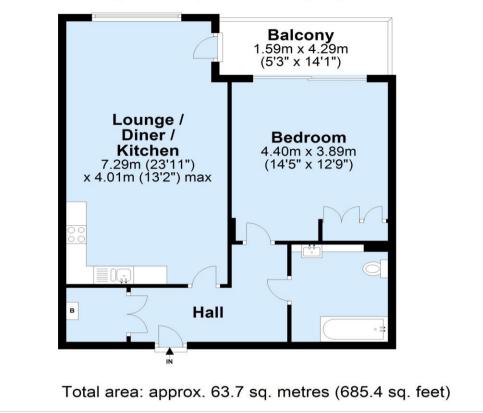
## Exterior

**West Facing Balcony:** 4.29m x 1.59m (14'1" x 5'3") Overlooking communal Gardens.

**Communal Gardens:** 

## First Floor

Approx. 63.7 sq. metres (685.4 sq. feet)









#### **Leasehold Information**

Original Lease: Approx 999 Years Unexpired Lease: Approx 996 Years Remaining Current Ground Rent: £250 Per Annum (maybe subject to upward reviews) Next Ground Rent Review Date: 2036 Service Charge: £234.29 Per Month

### **Additional Information**

Eltham is a popular town in the Royal Borough of Greenwich, surrounded by green open spaces, including (art deco) Eltham Palace and gardens, the Royal Blackheath Golf Club and ancient Oxleas Wood. £2 million is being spent on a High Street revitalisation programme which includes a new multi-screen cinema complex with restaurants and sky bar. Eltham mainline train station is a 5 minute walk away with direct trains to London Bridge in 18 minutes. 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.

## **Property Location**

Grove Place, Eltham, London SE9 5AN





# FOR MORE INFORMATION CONTACT US TODAY.

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