



Grove Place | Eltham, London, SE9 5AN



Asking Price £300,000

Leasehold

EPC = B

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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.

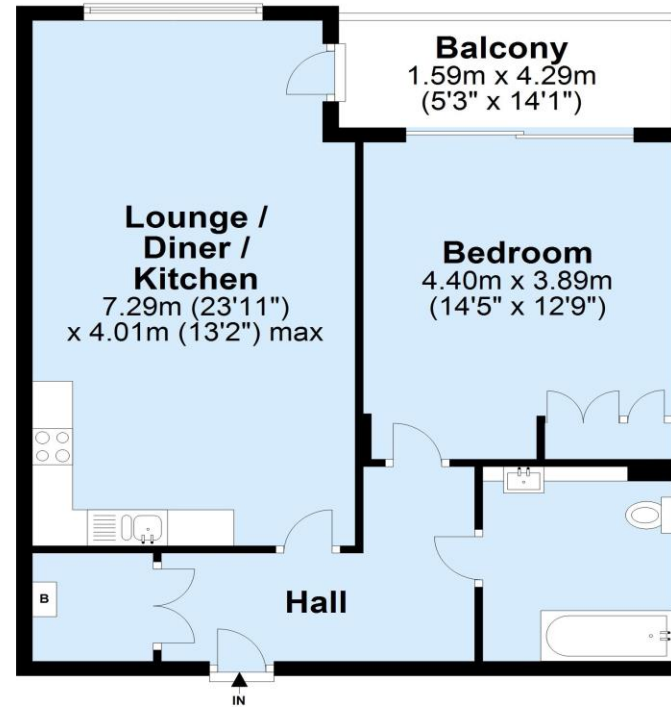
Exterior

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)



Total area: approx. 63.7 sq. metres (685.4 sq. feet)





Property Location

Grove Place, Eltham, London SE9 5AN



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.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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