



Burnt Ash Hill | Grove Park, London, SE12 0AP



Guide Price £350,000

Leasehold

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Burnt Ash Hill, Grove Park

Huge two bedroom purpose built garden flat in excellent condition set within a modern block close to Lee train station. This lovely property briefly comprises spacious open plan reception to kitchen with space for dining, two double bedrooms (one with direct access to garden) and a bathroom with white suite. The property also benefits from a large private rear garden and allocated parking space, convenient location.

Property Features

- Two bedroom flat
- Spacious reception room open to kitchen
- Private rear garden
- Allocated parking bay
- Close to local amenities, parks and schools
- Good for transport links
- Total floor area: 85m²= 915ft² (guidance only)



Interior

ENTRANCE HALL: Entrance door, fully fitted carpet, access to all rooms.

RECEPTION ROOM: 6.22m x 3.45m (20'5" x 11'4")
Double glazed window to front, wood floor, radiator, open to kitchen.

KITCHEN: 4.88m x 3.45m (16' x 11'4") Double glazed window to front and door to side, range of wall and base units, stainless steel sink unit with mixer tap, integrated electric oven and has hob with extractor hood over, plumbed for washing machine, space for fridge freezer, tiled splash back, wood floor.

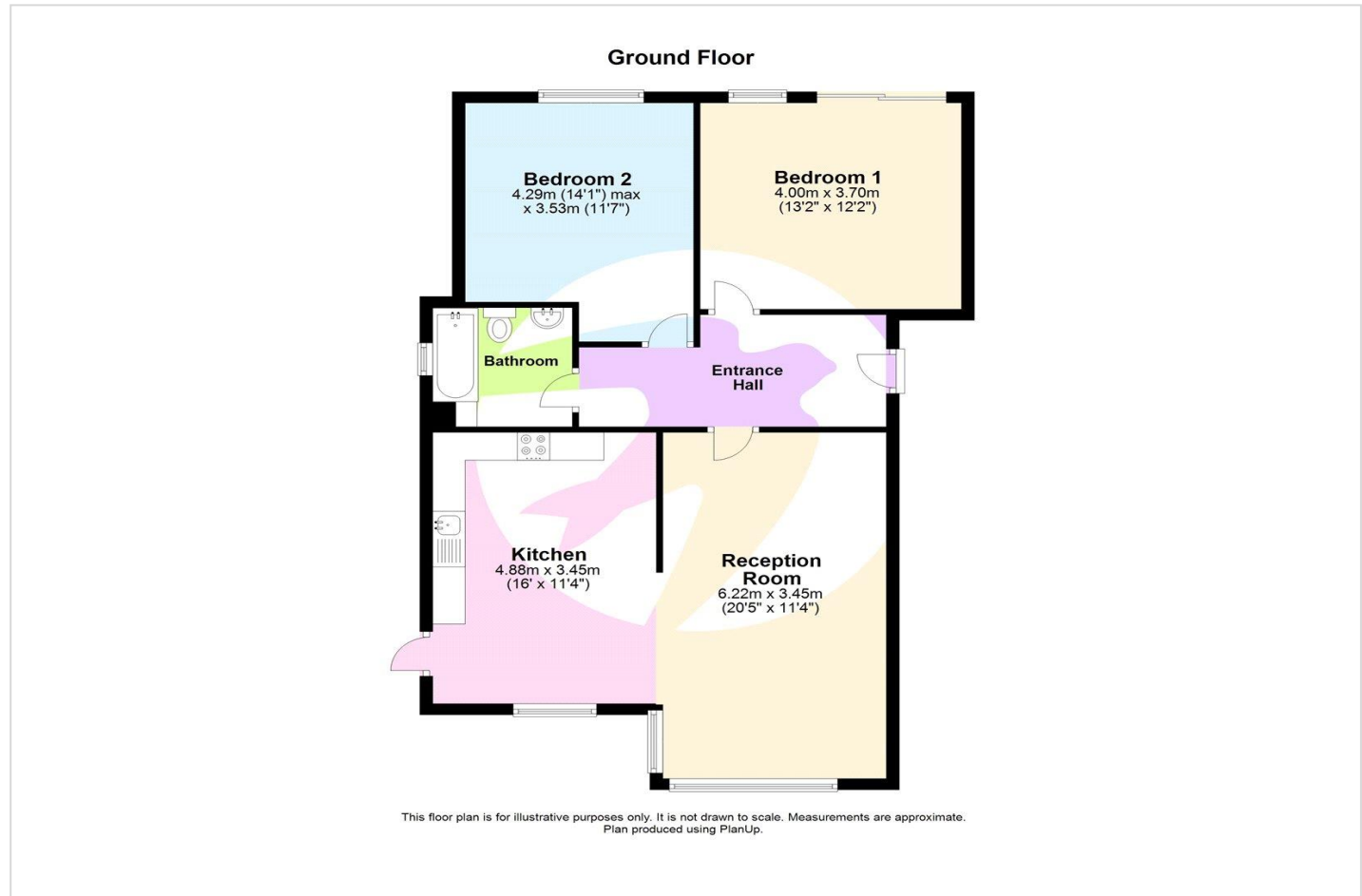
BEDROOM 1: 4.00m x 3.70m (13'1" x 12'2")
Double glazed window and double glazed sliding door to rear garden, fully fitted carpet, radiator.

BEDROOM 2: 4.29m x 3.53m (14'1" x 11'7")
Double glazed window to rear, fully fitted carpet, radiator.

BATHROOM: Double glazed window to side, panel enclosed bath with shower attachment, pedestal wash hand basin, low level wc, partly tiled walls and vinyl floor, extractor fan, spot lights, radiator.

Exterior

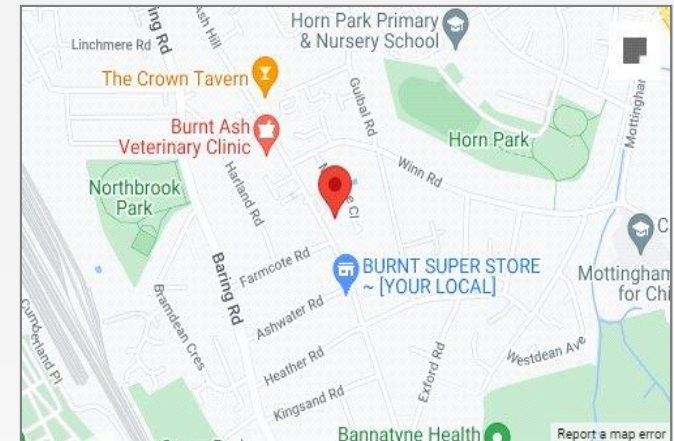
GARDEN: Decked patio area, laid to lawn, various shrubs and plants, side access.





Property Location

Burnt Ash Hill, Grove Park, London, SE12 0AP



Location

Bordered by popular Blackheath to the north and Bromley to the south, and with plenty of green spaces, Lee, Hither Green and Grove Park all offer a more affordable option for young families.

Trains from Lee reach London Bridge in 13 minutes, and in a mere 10 minutes from Hither Green, with easy access to towns such as Sidcup, Gravesend and Dartford in the opposite direction. Nearby Lewisham also offers access to the DLR, indoor shopping centre and a daily street market, a surprising amount of green space and restaurants serving world cuisine.

Leasehold Information

Time remaining on lease: 104 years *
 Service Charge: £1,776 per year *
 Ground Rent: £250 per year *
 (*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham
 Council Tax: Band C (£1,712.24 pa)
 EPC Rating: C

FOR MORE INFORMATION
 CONTACT US TODAY.

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