



6b Blean Grove

London, SE20 8QU

Asking Price £270,000

Welcome to this charming property located in the heart of Blean Grove, London. This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With one spacious bedroom and a well-appointed bathroom, this property offers comfort and convenience.

Situated on the upper ground floor, this flat provides easy access while offering a sense of privacy. The large windows flood the rooms with natural light, creating a bright and airy atmosphere throughout.

One of the highlights of this property is the communal garden, a tranquil space where you can unwind and enjoy the outdoors without having to leave the comfort of your home. The quiet road adds to the peaceful ambiance, making it an ideal retreat from the hustle and bustle of city life.

With great potential to be transformed into your dream home, this flat presents a wonderful opportunity for those looking to personalise their living space. Whether you are a first-time buyer, downsizing, or seeking an investment property, this flat offers versatility to suit your needs.

Sellers comments - "It is the location of the flat that has kept me here for more than twenty years. I can look out of any window and see trees, there's no passing traffic, and yet shops, cafes, trains and buses are only a short walk away."

Tenure: Share Of Freehold

Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- ONE BEDROOM FLAT
- VICTORIAN CONVERSION
- COMMUNAL GARDEN
- HIGH CEILINGS
- UPPER GROUND FLOOR
- SEPARATE KITCHEN
- EN-SUITE BATHROOM
- 9 MINUTE WALK TO PENGE EAST STATION
- 11 MINUTE WALK TO PENGE WEST STATION
- (ALL TIMES ARE ESTIMATED VIA GOOGLE MAPS)



Floor Plan

Blean Grove, SE20
1 Bedroom Flat
APPROXIMATE GROSS INTERNAL AREA: 474 SQ FT / 44 SQ M

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KITCHEN 9'9" x 6'0" 2.97m x 1.83m

BEDROOM 14'4" x 11'9" 4.37m x 3.58m

RECEPTION 13'9" x 11'9" 4.19m x 3.58m

RAISED GROUND FLOOR

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K While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	72	80
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	England & Wales
EU Directive 2002/91/EC		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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