



Lyss Homes



St Johns Hill Grove, London, SW11 2RF

Offers in excess of £500,000





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Nestled in the charming St Johns Hill Grove, this delightful two-bedroom flat offers a unique opportunity for those looking to create their dream home in a prime London location. Situated on the first and second floors of a well-maintained conversion, the property boasts high ceilings that enhance the sense of space and light throughout.

The flat features a welcoming reception room, perfect for entertaining guests or enjoying a quiet evening in. The two bedrooms provide ample accommodation, making it an ideal choice for young professionals, couples, or small families. The bathroom, while functional, presents an opportunity for modernisation, allowing you to personalise the space to your taste.

One of the standout features of this property is its excellent location. St Johns Hill Grove is known for its vibrant community and convenient access to local amenities, including shops, cafes, and parks. With excellent transport links nearby, you will find yourself well-connected to the rest of London, making commuting a breeze.

While the flat is in need of some modernisation, this presents a fantastic opportunity for buyers to add their own flair and style. Whether you envision a contemporary living space or a more traditional aesthetic, the potential is limitless.

In summary, this flat on St Johns Hill Grove is a rare find, combining a desirable location with the chance to create a personalised living space. Don't miss the opportunity to make this property your own and enjoy all that London has to offer.



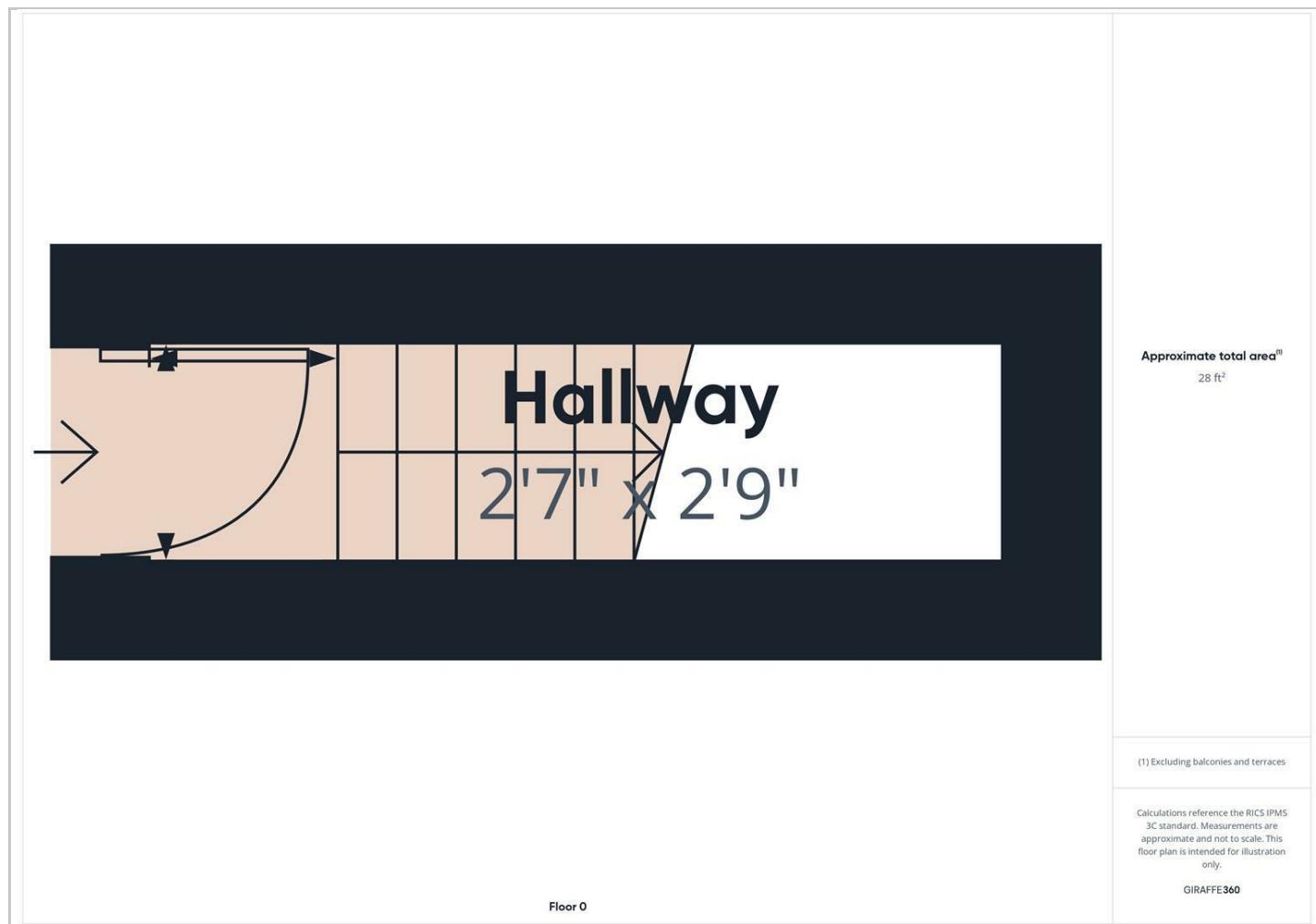
## Key Features

- Two Bedrooms
- One Bathroom
- First And Second Floor
- In Need Of Modernation
- Single Dormer In Loft
- Potential To Add Further Dormer
- Excellent Location
- Ideal First Home Or Investment

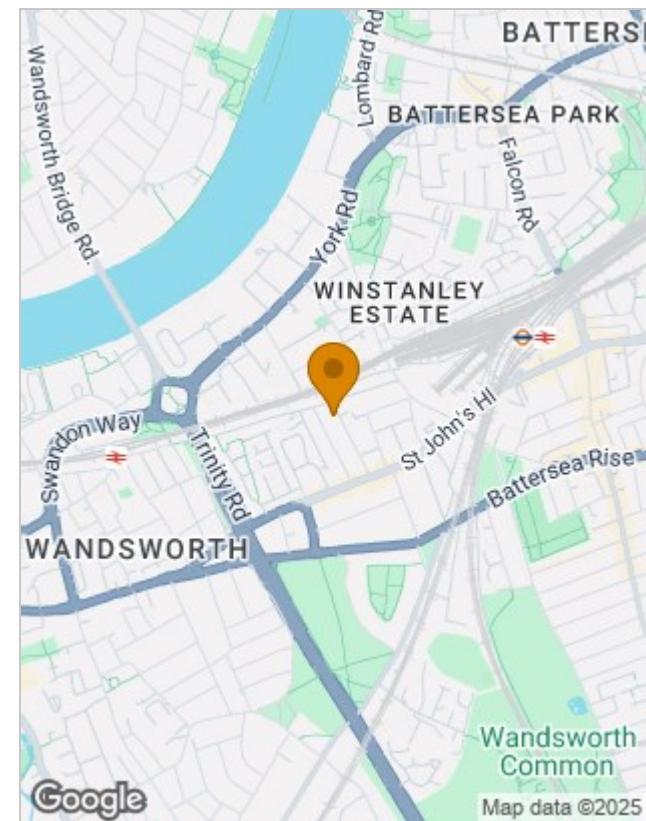




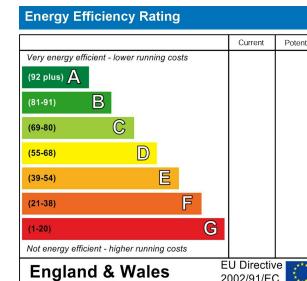
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lyss Homes Office on 02080 505 452 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.